



Oakland Court
Bramcote, Nottingham NG9 3JS

A FIRST FLOOR ONE/TWO BEDROOM
MAISONETTE.

Offers Over £110,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS FIRST FLOOR ONE/TWO BEDROOM MAISONETTE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF BRAMCOTE PARK.

With accommodation on the first floor comprising a useful balcony area (accessed from the communal stairwell) with useful utility cupboard. This then leads through to the main flat entrance hall leading off to the living space, study area/second bedroom, bathroom, kitchen and main bedroom.

Externally, there is the use of the communal grounds and gardens with the current owner/occupier having an arrangement to use part of the communal grounds as a vegetable plot and private seating area. Within the communal gardens there is also its own personal brick garden store.

The property is situated in this established location with views from the balcony over Bramcote Park and Cookie's Pond. There is use of the parking area to the front (non-allocated), and from the property itself there is also easy reach to nearby amenities, including the Co-operative food store, A52 and M1 road networks, as well as the more localised bus services, including the 18 and i4.

The property also benefits from gas central heating and double glazing, as well as a relatively modern kitchen and bathroom.

We believe that the property would make an ideal first time buy or investment opportunity and we therefore highly recommend an internal viewing.



LOWER COMMUNAL ENTRANCE

With panel entrance door and communal staircase rising to the maisonette.

BALCONY

12'7" x 12'0" (3.85 x 3.66)

Panel and glazed front entrance apartment door (due to be changed by Broxtowe Borough Council from April 2023 to a new composite style front door). With decorative balustrade frontage making the most of the open views over the communal grounds, Bramcote Park and Cookie's Pond. Loft access point for storage purposes, mains lighting, personal door into the apartment and useful utility brick store with power, lighting and housing the gas fire central heating combination boiler.

ENTRANCE HALL

6'8" x 4'8" (2.04 x 1.44)

Radiator, coving, useful storage cupboard and doors to bedroom, kitchen, living room and shower room.

SHOWER ROOM

7'6" x 5'8" (2.29 x 1.74)

Modern three piece suite with walk-in double size shower cubicle with mains shower, tiled splashbacks and glass shower screen + shower seat. Push flush WC and wash hand basin with mixer tap and storage cupboards beneath, fully tiled walls and floor, part wall panelling, chrome heated ladder towel radiator, Dimplex fan, double glazed window to the side (with fitted blinds), coving and wall mounted mirror fronted bathroom cabinet.

KITCHEN

8'3" x 7'10" (2.53 x 2.40)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating circular bowl sink unit and draining board with mixer tap. Fitted counter-level four ring gas hob with extractor over, integrated eye-level oven, plumbing for washing machine and space for fridge/freezer, under cabinet lighting, double glazed window to the rear overlooking the grounds along Ashbourne Close (with fitted roller blind).

BEDROOM

12'0" x 10'7" (3.68 x 3.25)

Double glazed window to the rear (with fitted blinds), radiator, decorative picture rail and two fitted double his/hers wardrobes with matching overhead storage cupboards.

LIVING ROOM

14'8" x 10'4" (4.49 x 3.16)

Double glazed window to the front making the most of the views over Bramcote Park and Cookie's pond (with fitted blinds), additional double glazed window to the side, media points, wall light points, coving, dado rail and feature fire surround incorporating coal effect fire with tiled insert and hearth.

SITTING ROOM/BEDROOM TWO

8'7" x 7'7" (2.62 x 2.32)

Access door from the living room, double glazed window to the rear (with fitted blinds), radiator, coving and dado rail.

OUTSIDE

The property benefits from the use of the communal grounds and gardens which are predominantly lawned with a range of planted flower areas housing a variety of mature bushes and trees, all maintained within the maintenance charge. The current owners have had rights to use an area within the communal area as a vegetable plot and a seating area which could be continued to be used by the onward purchaser (subject to a neighbourly agreement). Within the lower grounds the property also has its own brick garden store.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Continue in the direction of Bramcote, crossing the boundary line from Stapleford onto Derby Road Bramcote. At the traffic light junction, turn left onto Ilkeston Road and continue in the direction of Trowell. On the left hand side you can find the entrance to Oakland Court adjacent to Bramcote Park and the maisonette can be found within the block of four containing 3a, 3b, 3c and 3d.

AGENTS NOTE

We understand that the property is held on a leasehold term of 125 years with 85 years remaining. It is understood that the ground rent is fixed at £10 per annum and the service charge for 2021/2022 equated to a total of £431.22 per annum. This included buildings insurance, responsive repairs, management fee, ground maintenance and communal lighting. The service charge for 2022/2023 is yet to be calculated and will need to be confirmed by Broxtowe Borough Council and/or your solicitor prior to completion.

AGENTS NOTE - OWNER PHOTOGRAPHS

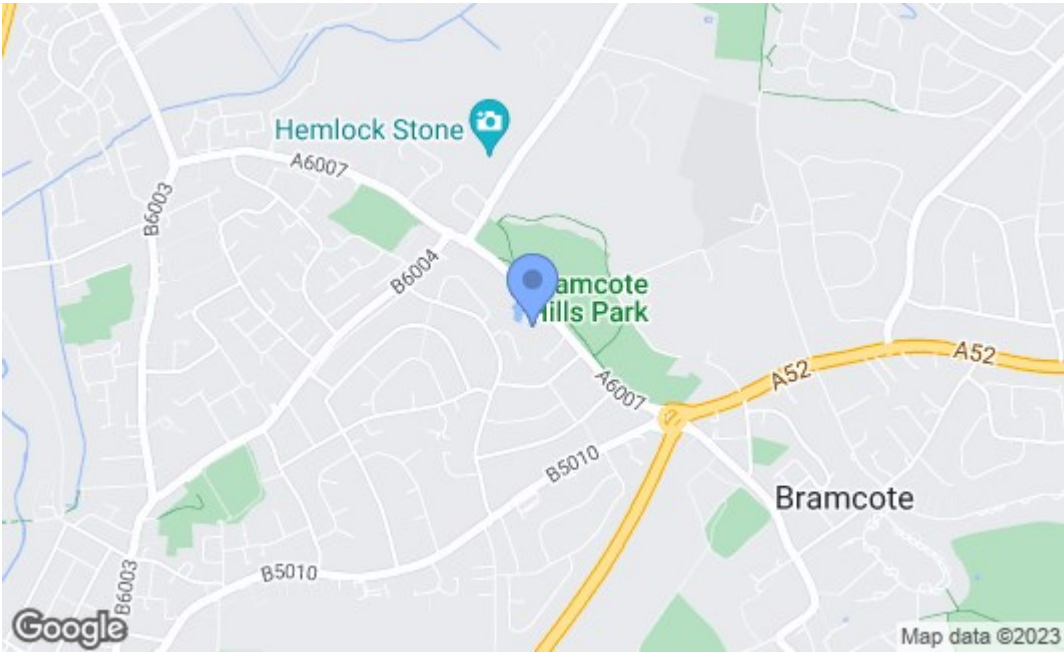
We have been supplied with some historic photographs of the apartment and surrounding area by the vendors to show the seasonal changes.



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their specificity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.