



Apartment 6 The Feathers
5 Church Street, Stapleford NG9 8GA

A FIRST FLOOR, ONE BEDROOM
APARTMENT

Offers Over £80,000 Leasehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RECENTLY CONVERTED FIRST FLOOR, ONE BEDROOM APARTMENT, SITUATED WITHIN THE HEART OF STAPLEFORD.

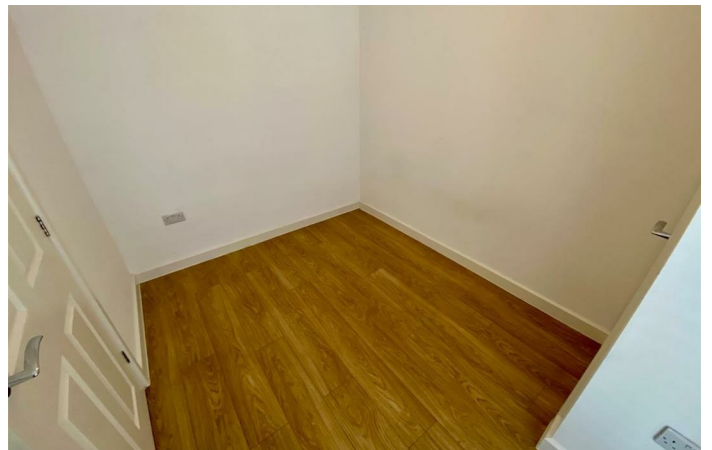
With accommodation comprising open plan living family dining kitchen, bedroom and bathroom.

Further benefits to the property include a balcony with feature glass balustrade, accessed via French doors from the living room, and gas central heating from a combination boiler.

Currently rented however with the present tenant serving a six month notice and paying £475.00 p.c.m., making this property an ideal investment opportunity or first time purchase, subject to a completion date of September 2021.

The property sits favourably within walking distance of the shops and services within Stapleford town centre and nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and Nottingham Express Tram terminus situated at Bardills

The property would make an ideal first time buy or investment opportunity and we highly recommend an internal viewing.



COMMUNAL HALLWAY

Feature main entrance door accessed via security intercom system and staircase rising to all floors.

OPEN PLAN LIVING/DINING/KITCHEN

15'9" x 12'4" (4.82 x 3.77)

The KITCHEN AREA comprises a range of matching fitted base and wall storage cupboards with roll top work surface space, incorporating single sink and drainer with swan-neck mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and inbuilt fridge/freezer. The MAIN LIVING SPACE consists of laminate flooring, radiator, media point, security phone entry system, doors to bathroom and bedroom and double glazed French doors with fitted blinds opening out to the balcony.

BALCONY

A real benefit, providing some useful outdoor space, ideal for patio furniture, being paved with feature glass balustrade.

BEDROOM

9'10" x 7'5" (3 x 2.28)

Double glazed window to the front with fitted blinds, laminate flooring and boiler cupboard housing the gas fired central heating combination boiler.

BATHROOM

7'5" x 5'1" (2.27 x 1.55)

Three piece suite comprising panel bath with mains shower over and glass shower screen, wash hand basin with central mixer tap and push-flush w.c. Radiator, laminate flooring, extractor fan and partially tiled walls.

DIRECTIONAL NOTE

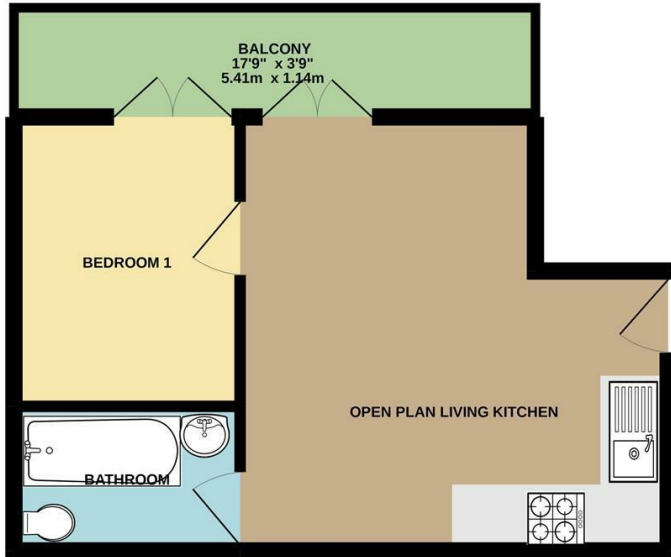
From our Stapleford branch on Derby Road, turn immediately left at the traffic light junction of The Roach onto Church Street and the apartment block can be found on the left hand side.

AGENTS NOTE

It is understood that the Lease originally commenced with 125 years from conversion in 2013 so there is approximately 117 years remaining. The ground rent is £75.00 per annum and the service charge, which is billed twice yearly, is a total of £606.00 per annum. We ask that you confirm this information with your legal adviser before completion.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor (2021).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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.