Robert Ellis

look no further...







Whiteley Close
Stapleford, Nottingham NG9 8DT

A FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT WITH THE BENEFIT OF IT'S OWN PRIVATE SIDE & REAR GARDEN.

£125,000 Leasehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH THE MAJOR BENEFIT OF HAVING IT'S OWN PRIVATE SIDE AND REAR GARDEN SPACE.

With accommodation comprising spacious entrance hallway with useful storage closet, generous size living room, kitchen, shower room and two good size double bedrooms (the principal bedroom with a full height built-in double wardrobe).

The property also includes gas fired central heating from a combination boiler, double glazing, and the use of the parking spaces/bays within the close/cul de sac itself.

The property would suit those looking for their first time buy or to add to their existing property portfolio and we highly recommend an internal viewing.

The property is situated only a short distance away from the shops, services and amenities in Stapleford town centre offering a wide variety of national and independent retailers. There is also easy access to good schooling for all ages and transport links, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.





ENTRANCE HALL
10'5" x 9'10" (3.18 x 3.02)
Composite and double glazed front entrance door, tiled flooring, radiator, coving, useful storage cupboard, doors leading through to all internal rooms. Loft access point with loft ladders to a partially boarded, lit and insulated loft space.

LIVING ROOM
16'3" x 9'10" (4.97 x 3.01)
Double glazed window to the front (with fitted blinds), radiator, media points.

KITCHEN
10'5" x 9'2" (3.20 x 2.81)
The kitchen comprises a range of matching fitted base and wall storage cupboards with granite effect roll edge work surfacing incorporating inset one and a half bowl sink unit with draining board and central mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath (replaced 2025), plumbing for washing machine and provision space for slimline dishwasher, space for full height fridge/freezer, wall mounted gas fired combination boiler for central heating and hot water purposes, double glazed window to the front, tiled floor.

BEDROOM ONE
13'3" x 10'7" (4.05 x 3.24)
Double glazed window to the front, radiator, plug sockets with USB charging points, full height fitted double wardrobe.

BEDROOM TWO
10'6" x 10'0" (3.21 x 3.07)
Double glazed window to the side, radiator, laminate flooring.

SHOWER ROOM
6'1" x 5'5" (1.87 x 1.67)
Three piece suite comprising corner shower cubicle with dual head mains shower attachment, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Mirror fronted wall mounted bathroom cabinet, sensor lighting, extractor fan, tiled floor, bathroom shelving, radiator, double glazed window.

OUTSIDE
A major benefit to the property is the outside space allocated to the property with it's own side and rear gardens. The rear is predominantly lawned with edged borders housing a variety of mature bushes and shrubbery. There is a further side garden incorporating a patio area (ideal for entertaining) with a useful external power point. Within the grounds, there is also the use of two brick stores, one of which has lighting and adjacent to the front door on the balcony there is an external water tap.

AGENT'S NOTE
It is understood that the property is held on a leasehold term of 125 years from 1982, with approximately 81 years remaining. There is an annual ground rent of £10 per annum and the service charge for 2025 was £287.56. We ask that you confirm the current year's service charge prior to completion with your solicitor.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take a right hand turn onto Pinfold Lane and at the bend in the road, turn left onto Wesley Place. Take a right hand turn onto Copeland Avenue and right again into the cul de sac of Whiteley Close. The property can then be found identified by our For Sale board on the left hand side, accessed via pedestrian pathway and staircase rising to the first floor.



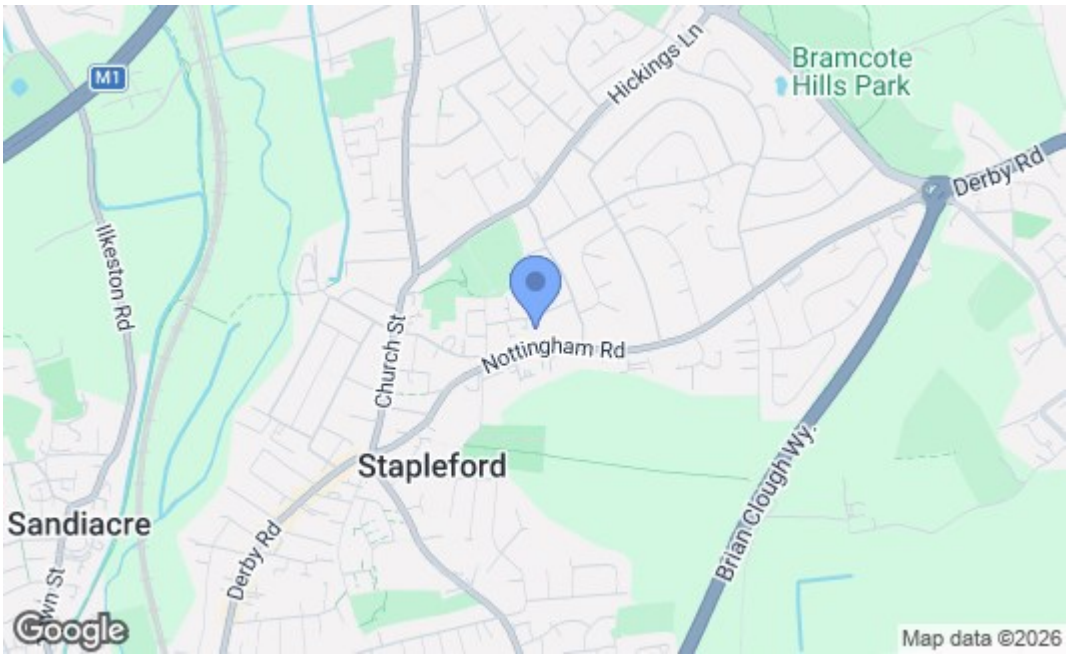


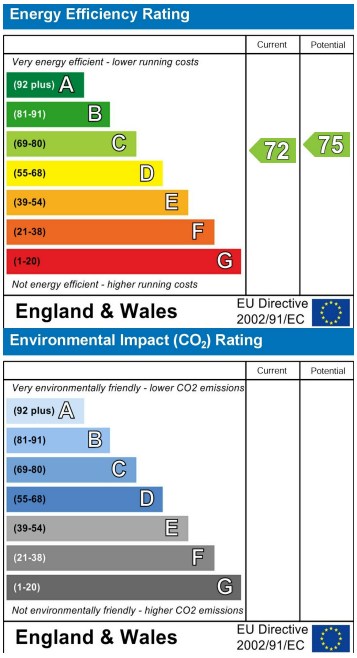












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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