Robert Ellis

look no further. . .

Nottingham Road
Stapleford, Nottingham NG9 8AS

A GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

£145,000 Leasehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN, POSITIONED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With single level accommodation comprising spacious entrance hallway accessed via a communal hall, two double bedrooms, three piece bathroom suite and open plan living dining kitchen space.

The property benefits from electric heating throughout with a water cylinder for the hot water, allocated parking space within a carpark to the side, as well as the use of the communal gardens to the rear.

The property is located within walking distance of two centre amenities. There is also easy access to good schooling (if required) and transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated just a short distance away.

We believe the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.

COMMUNAL ENTRANCE
Communal entrance door, security phone intercom system from the main road. Door and stairs provide access to all the apartments within.

ENTRANCE HALL
17'9" x 6'7" (5.43 x 2.01)
Security phone entry system, doors to all bedrooms and living space, two electric wall mounted heaters, airing cupboard housing the hot water cylinder, plumbing for washing machine, additional cloaks/storage cupboard.

OPEN PLAN LIVING DINING KITCHEN SPACE
19'5" x 15'9" (5.92 x 4.81)
The living area has two electric wall mounted heaters, double glazed window to the front and media points. Opening through to the kitchen area where the kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, space for full height fridge/freezer, double glazed window to the front.

BEDROOM ONE
12'0" x 11'5" (3.68 x 3.48)
Double glazed window to the rear, electric wall mounted heater.

BEDROOM TWO
10'4" x 7'4" (3.17 x 2.26)
Double glazed window to the rear, wall mounted electric heater.

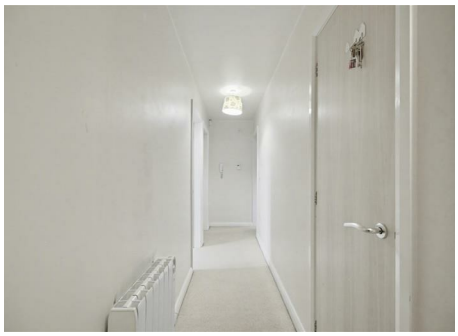
BATHROOM
6'5" x 6'1" (1.96 x 1.86)
Three piece suite comprising panel bath with mixer tap, shower attachment over, push flush WC and wash hand basin. Tiling to the walls, wall mounted electric heated towel radiator, double glazed window to the front, extractor fan.

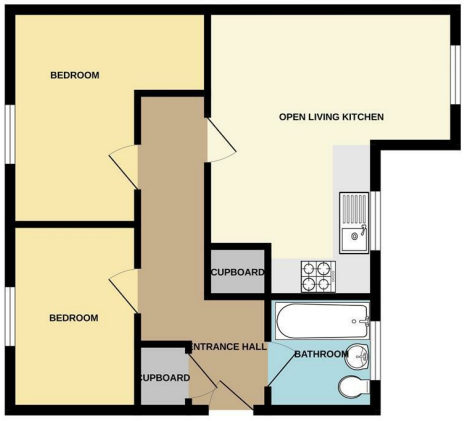
OUTSIDE
The property benefits from the use of the communal gardens to the rear which is predominantly paved with raised planters (for low maintenance).

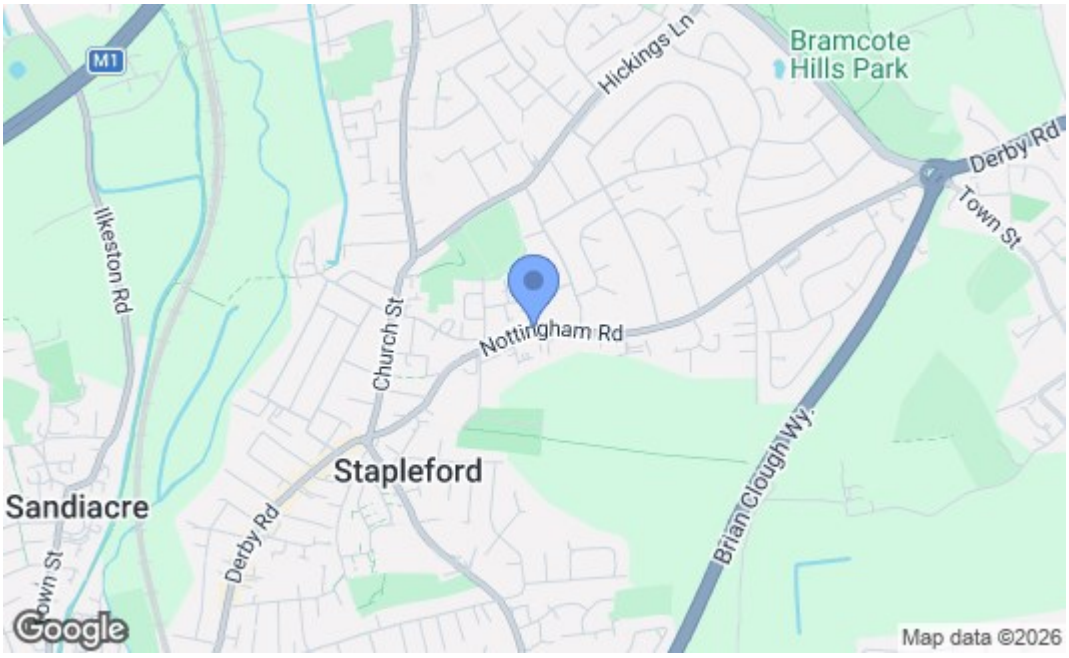
ALLOCATED PARKING
There is one allocated parking space within the carpark to the left hand side of the building.

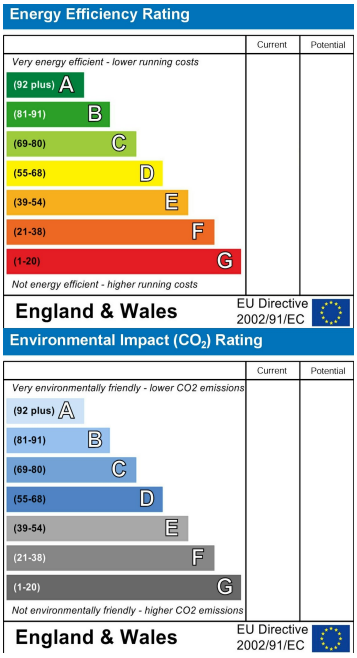
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Heading in the direction of Bramcote, Dungiven House can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 125 years from 16/12/2005. We have been informed that the combined ground rent and service charge is £1042.11 per annum. We ask that you confirm this information with your solicitor prior to completion.









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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