Robert Ellis

look no further. . .

AN OVER-55'S TWO BEDROOM SEMI DETACHED RETIREMENT BUNGALOW.

Hall Drive

Sandiacre, Nottingham NG10 5BT

£150,000 Leasehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS OVER-55'S TWO BEDROOM SEMI DETACHED RETIREMENT BUNGALOW SET WITHIN THIS DEVELOPMENT OF OTHER SIMILAR PROPERTY TYPES.

With single level accommodation comprising central hallway providing access to two bedrooms at the front of the property, bathroom, rear living room and kitchen.

The property also benefits from gas fired central heating from combination boiler, double glazing and communal gardens and parking area.

The property is set within a courtyard development of other retirement bungalows, all on a level lying plot offering easy access and tarmac pathways to the properties. There is easy access to central Sandiacre where the Co-operative Store and other shops can be found nearby. Also nearby there is easy access for the i4 bus route, as well as good road transport links and networks such as the A52 and M1.

There is also easy access to a further array of national and independent shops and retailers within the towns of Stapleford and Long Eaton, as well as being situated on the edge of open countryside.

The property is available for over-55's only and is being sold in conjunction with Longhurst Retirement Properties. Any intending purchaser needs to be approved by them before offer acceptance.

We would highly recommend an internal viewing.

ENTRANCE HALL
10'9" x 3'3" (3.28 x 1.00)
Panel and stained glass front entrance door, radiator, loft access point, cloaks cupboard with shelving and coat pegs, and doors to both bedrooms, bathroom and living room.

BEDROOM ONE
11'5" x 8'10" (3.50 x 2.71)
uPVC double glazed window to the front, radiator and fitted double wardrobe with shelving and hanging space.

BEDROOM TWO
7'10" x 7'4" (2.40 x 2.26)
Double glazed window to the front and radiator.

SHOWER ROOM
6'11" x 6'8" (2.12 x 2.05)
Three piece suite comprising walk-in double sized shower cubicle with decorative splashboards and glass shower screen with mains shower attached. Wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Radiator, extractor fan and storage cupboard with shelving and ladder towel radiator (doubling up as a useful airing cupboard).

LIVING ROOM
13'10" x 12'6" (4.24 x 3.82)
Sliding double glazed full height patio doors to the rear opening out to the garden area, radiator, media points and door to the kitchen.

KITCHEN
11'0" x 7'4" (3.37 x 2.26)
The kitchen comprises a matching range of fitted base and wall storage cupboards with deep roll top work surfaces incorporating one and a half bowl sink unit, draining board and mixer tap. Decorative style splashbacks, space for cooker and further under-counter kitchen appliance, plumbing for washing machine, space for fridge/freezer, glass fronted crockery cupboard, boiler cupboard housing the Worcester gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blinds), radiator and pantry storage cupboard with shelving.

OUTSIDE
To the front of the property there is useful external store cupboard set within a covered front porch accessed via front tarmac pathway, as well as having front lawn and planted flowerbeds housing a variety of bushes and shrubbery.

REAR GARDEN AREA
Incorporating a paved patio seating area leading onto a lawn section incorporating a clothes line and tarmac pathway providing access to the parking area.

AGENT'S NOTE
We understand the property is held under a leasehold term in conjunction with Longhurst Group of 125 years from 1997. It is understood that the service charge is approximately £118 per month and includes the emergency call service, external garden maintenance, external window cleaning, communal electricity, buildings insurance, management fee and administration cost, sinking fund contribution, major repairs fund, general repairs and gas boiler contract. It is also understood that there is zero peppercorn ground rent. We ask that you confirm this information with your solicitor prior to completion.

AGENT'S NOTE 2
It is also understood that the intended purchaser is approved by Longhurst prior to legal involvement.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing both the railway and Sandiacre bridge onto Station Road. At the traffic light junction, continue straight over and take a right hand turn after the Co-operative Store on King Edwards Street. Take a right turn onto Hall Drive and the property can then be found located on the left hand side within the development of King Edward Gardens.

Ref: 7728NH

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 477 sq.ft. (44.3 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 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.
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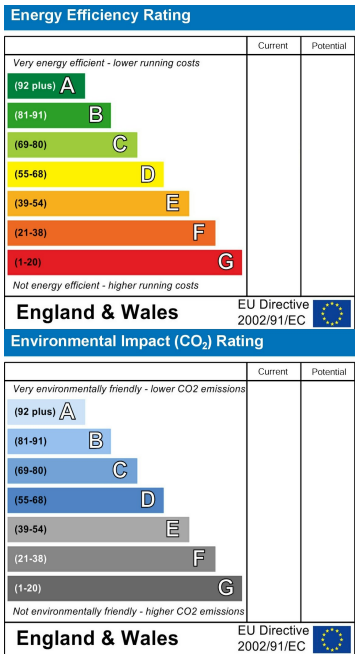

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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