Robert Ellis

look no further. . .

Nottingham Road
Spondon, Derby DE21 7NP

MODERN AND CONTEMPORARY, ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT

£120,000 Leasehold

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A MODERN AND CONTEMPORARY, ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT.

Forming part of a small gated re-development scheme, this property was completed in March 2020.

Finished to a high specification and offered for sale in ready to move into condition, features include gas fired central heating served from a combination boiler, spacious lounge/diner which is partially open to a modern and contemporary fitted kitchen with built-in appliances. There is a generous double bedroom with fitted wardrobes, a useful utility closet and a spacious shower room/w.c.

The property benefits from off-street parking and the additional benefit of a small and private courtyard style garden to the rear.

Conveniently situated close to local amenities and on a bus route, linking the nearby local towns and suburbs, as well as Derby and Nottingham.

Suited to a variety of buyers, including those looking to make their first steps onto the property ladder, those looking to downsize to a secure and easy to maintained base, as well as making a fantastic long-term buy to let opportunity and an early internal viewing comes highly recommended.

COMMUNAL ENTRANCE LOBBY
Accessed via a secure telephone entry system, entrance porch with front door and further door to main hallway, with radiator, telephone intercom system, cloaks cupboard and double glazed door leading to a rear courtyard.

LOUNGE/DINING ROOM
15'8" x 10'10" (4.8 x 3.32)
Electric flame effect fire, radiator, double glazed windows and partially open to kitchen.

KITCHEN
9'0" x 5'11" (2.75 x 1.81)
Incorporating a range of fitted wall, base and drawer units with contrasting work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over, appliance space, radiator and double glazed window.

BEDROOM
12'3" x 8'0" (to wardrobes) (3.74 x 2.44 (to wardrobes))
Fitted bedroom furniture including wardrobes, dressing table and drawers and bedside cabinets. Radiator and double glazed window.

SHOWER ROOM
7'8" x 5'7" (2.36 x 1.72)
Incorporating a modern and contemporary three piece suite comprising wash hand basin with vanity unit, low flush w.c. and generous shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail and double glazed window.

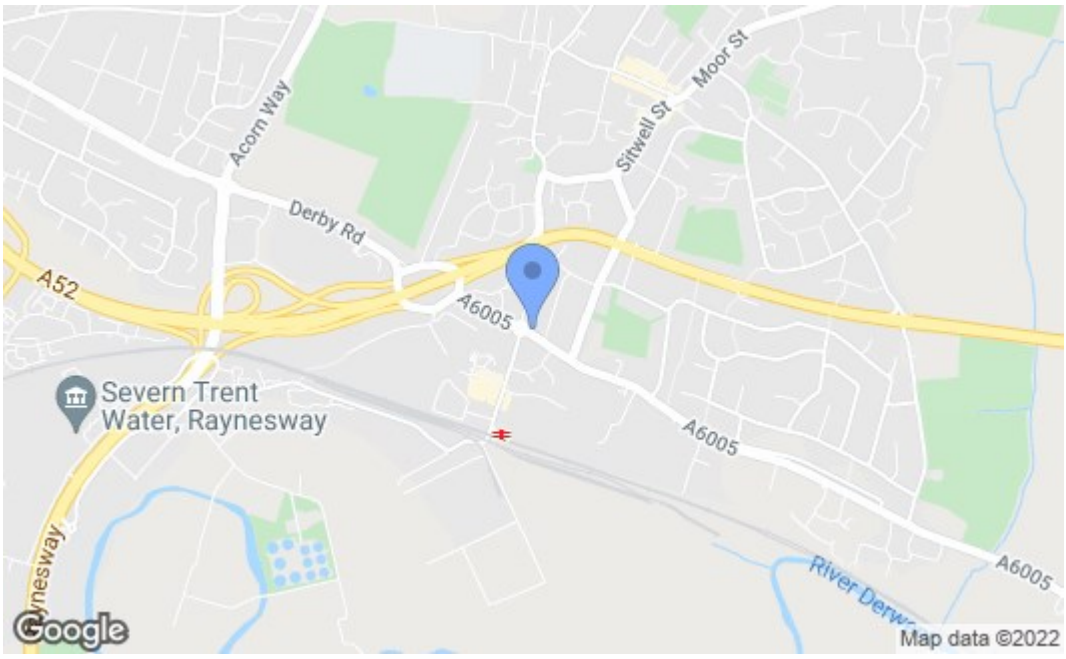
OUTSIDE
To the rear there is a paved pathway which leads to a small and private courtyard style garden and there is a garden shed with power. The communal forecourt and courtyard will be fitted with electric gates and the property benefits from a designated car parking space.

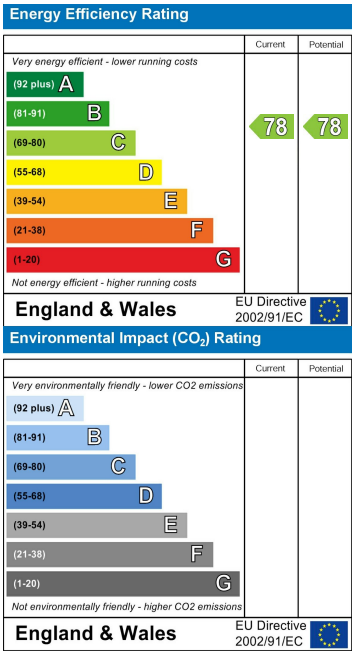
AGENTS NOTES
TENURE LEASEHOLD:

We understand the Lease term to be one hundred and fifty years, with a ground rent of £150.00 per annum and a service charge currently of £537.00 per annum (£44.75 per month.) Further information is available on request.

DIRECTIONAL NOTE
From Nottingham, proceed towards Derby on the A52. When approaching Derby turn off the A52 slip road, signposted Spondon and proceed to the roundabout (ASDA). Take the first exit on the A6005, Nottingham Road into Spondon. Follow Nottingham Road along, passing the Texaco Service Station on your right and continue along the road, looking for the property which can be found on the right hand side.

Ref:





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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