Robert Ellis

look no further. . .

Cambridge House, Nottingham Road
Stapleford, Nottingham NG9 8AB

A TWO BEDROOM TOP FLOOR APARTMENT.

£130,000 Leasehold

We are pleased to offer for sale this two double bedroom top floor apartment.

Converted in 2017, Cambridge House is a development of 42 apartments arranged over 4 floors with stairs and lifts to all floors and is located on the outskirts of the town centre of Stapleford and within walking distance of many local amenities and services, as well as a regular bus service linking Nottingham and Derby. Each apartment has its own designated car parking space and there is ample visitor parking also.

There is a secure telephone entry system and this stylish property is immaculately presented, comprising entrance hall, open plan living dining kitchen with built-in oven, hob, fridge and freezer. There are two bedrooms, the second currently with quality fitted wardrobes and used as a dressing room. A shower room completes the accommodation.

The property is offered for sale in a 'ready to move into' condition with NO CHAIN. Some of the furniture may be available and an internal viewing is highly recommended.

GROUND FLOOR ENTRANCE LOBBY
Secure telephone entry system, staircase and lift to all floors. On arriving on the third and top floor, the entrance to the apartment is located along a corridor on the East wing.

ENTRANCE HALL
Composite front entrance door and doors to all rooms.

LIVING DINING KITCHEN
18'1" x 16'5" (5.52 x 5.01)
The kitchen comprises a stylish fitted range of wall, base and drawer units with contrasting work surfacing and contemporary glass splashback. Inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Media points, electric heater and double glazed window.

BEDROOM ONE
13'1" x 8'8" (3.99 x 2.66)
Electric heater, double glazed window.

BEDROOM TWO
10'5" x 8'11" (3.19 x 2.72)
Currently with a range of quality fitted wardrobes creating a dressing room, electric heater, double glazed window.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, shower cubicle with electric shower. Heated towel rail.

OUTSIDE
There are enclosed communal grounds, enclosed bin store, and to the rear there is a carpark where the property has a designated car parking space. There are also ample visitors spaces.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue straight over onto Nottingham Road. Follow the road over the brow of the hill where Cambridge House can be found on the right hand side. Proceed past Cambridge House, turning right onto the service road and the visitor carpark can be found on the right hand side.

Ref: 7780PS

LEASE DETAILS
The property is held on a leasehold for a term of 125 years from 2017. We understand the ground rent is £250pa payable in 2 six month installments of £125. The service charge is payable every six months, for the most recent period 1st May to 31st October 2022 the amount payable £524.77

GROUND FLOOR
579 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA : 579 sq.ft. (53.7 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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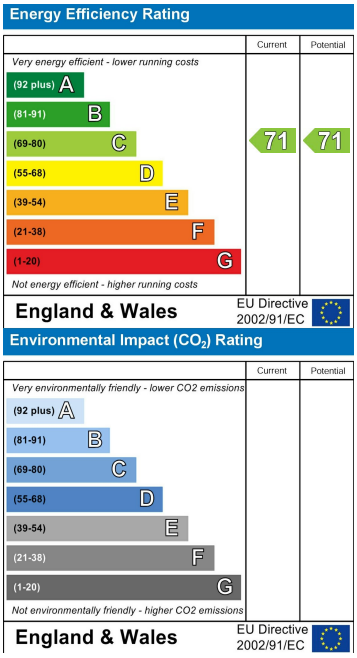

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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