



Nottingham Road
Stapleford, Nottingham NG9 8AB

A FIRST FLOOR TWO BEDROOM
APARTMENT

£115,000 Leasehold



CASH BUYERS ONLY!

OFFERED FOR SALE WITH NO UPWARD CHAIN, ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS STYLISH FIRST FLOOR, NEARLY NEW, TWO BEDROOM APARTMENT, SITUATED WITHIN AN AWARD WINNING REDEVELOPMENT OF A LOCAL LANDMARK, COMPLETED IN 2017, DESIGNED BY CONTEMPORARY ARCHITECTURAL FIRM 'SWISH' AND DEVELOPED BY HIGHLY REGARDED LOCAL BUILDING, WILLIAM MAY DEVELOPMENTS.

With accommodation comprising 'L' shaped hallway, two bedrooms, shower room and open plan living/dining kitchen.

Positioned within easy access of Stapleford town centre and a variety of national and independent shops and retailers including ALDI Superstore, as well as nearby schooling for a variety of ages and well serviced transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

Benefits to the property include an allocated parking space, situated to the rear of the development, accessed from Mount Street, lifts to all floors and security intercom entry system.

The property sits within its own attractive contemporary landscaped grounds and benefits from additional visitors parking spaces.

Offered for sale with vacant possession, the property would make an ideal investment opportunity or first time purchase and we highly recommend an internal viewing.



'L' SHAPED ENTRANCE HALL

10'8" x 6'4" (3.27 x 1.95)

Composite panel front entrance door, doors to all bedrooms, shower room and open plan living/dining/kitchen.

OPEN PLAN LIVING/DINING/KITCHEN

16'6" x 10'10" (5.04 x 3.32)

The 'L' shaped KITCHEN AREA comprises a range of matching fitted base and wall storage cupboards with marble effect roll top work surfaces. Inset 1½ bowl sink and drainer with central swan-neck mixer tap and tiled splash-backs,, fitted four ring electric hob with extractor over and oven beneath, plumbing for washing machine, opening to the LIVING AREA with double glazed box window to the rear with fitted blinds, electric panel heater, media points and security phone entry system.

BEDROOM 1

9'9" x 8'11" (2.98 x 2.72)

Double glazed box window to the rear with fitted blinds, electric panel heater and wall mounted t.v. point.

BEDROOM 2

13'4" x 7'0" (4.07 x 2.14)

Double glazed box window to the rear with fitted blinds, electric panel heater and wall mounted t.v. point.

SHOWER ROOM

6'5" x 5'2" (1.96 x 1.59)

Modern three piece suite comprising corner shower cubicle with electric shower, push-flush w.c. and wash hand basin with splash boards and double storage cupboard beneath, extractor fan and chrome heated ladder towel radiator.

PARKING

The property benefits from one allocated parking space and the use of a variety of visitors spaces on a first come, first served basis.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road. Proceed in the direction of Bramcote

and the conversion can then be found sat proudly on the right hand side, opposite the soon to be opened Aldi Superstore.

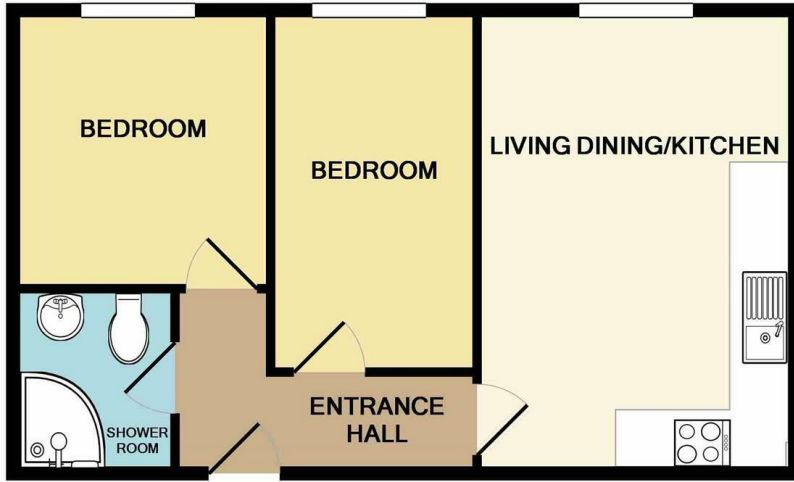
AGENTS NOTE

The property is held Leasehold for a term of 125 years from 2017 at an annual ground rent of £200.00. The service charge currently payable is in the sum of £550.00 per annum. These details should however be confirmed by the acting solicitors.

RENTAL OPTIONS

The property has been recently rented to the sum of £595pcm.





TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.