Robert Ellis

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Melbourne Road
Stapleford, Nottingham NG9 8LZ

A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH REAR GARDEN.

Offers Over £110,000 Leasehold

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A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH REAR GARDEN.

Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN this recently refurbished two double bedroom first floor apartment with the benefit of its own rear garden.

With accommodation on one floor comprising: entrance hallway with useful deep storage cupboard, covered veranda, living room, kitchen, two double bedrooms and three piece shower room.

Other benefits of the property include: gas fired central heating from recently serviced combination boiler, uPVC double glazing and its own rear garden.

The property sits favourably in close proximity of excellent nearby schooling for all ages, nearby shops and services and good transport networks including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or investment opportunity and therefore we highly recommend an internal viewing.

ENTRANCE HALL
11'3" x 3'11" (3.45 x 1.20)
Security phone entry system, doors to veranda, kitchen, living room and storage closet.

STORAGE CLOSET
6'0" x 3'10" (1.84 x 1.18)
Useful space for coats, shoes and other items with shelving space above.

VERANDA
11'2" x 5'2" (3.41 x 1.58)
Radiator and double glazed window to the front making the most of the views towards Fields Farm beyond.

KITCHEN
10'11" x 8'7" (3.35 x 2.64)
Recently re-fitted comprising a matching range of fitted base and wall storage cupboards with marble effect rolled top work surfaces incorporating single sink and drainer with central mixer tap and tile splashbacks. Included within the sale is the cooker and washing machine, Wall mounted Glow Worm gas central heating combination boiler for central heating and hot water, space for fridge/freezer, tiled floor, radiator, double glazed window to the front and door to the hallway.

LIVING ROOM
15'7" x 11'4" (4.76 x 3.46)
Double glazed window to the rear, radiator, media points and fitted wall mounted four bar gas fire. Decorative ceiling rose.

INNER HALLWAY
5'2" x 3'10" (1.59 x 1.17)
Doors to both bedrooms and shower room. Door to the living room. Wall mounted heating and control thermostat. Loft access point to a loosely boarded and insulated loft space.

BEDROOM ONE
12'0" x 10'7" (3.67 x 3.24)
Double glazed window to the rear overlooking the rear garden space, radiator, recently re-carpeted, two double fitted wardrobes.

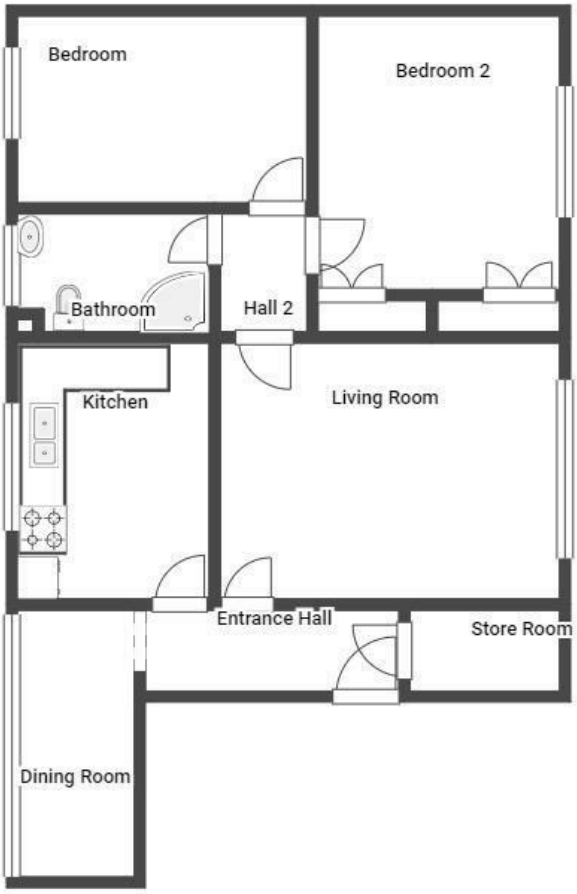
BEDROOM TWO
12'11" x 8'4" (3.94 x 2.55)
Double glazed window to the rear, radiator and having been recently re-carpeted.

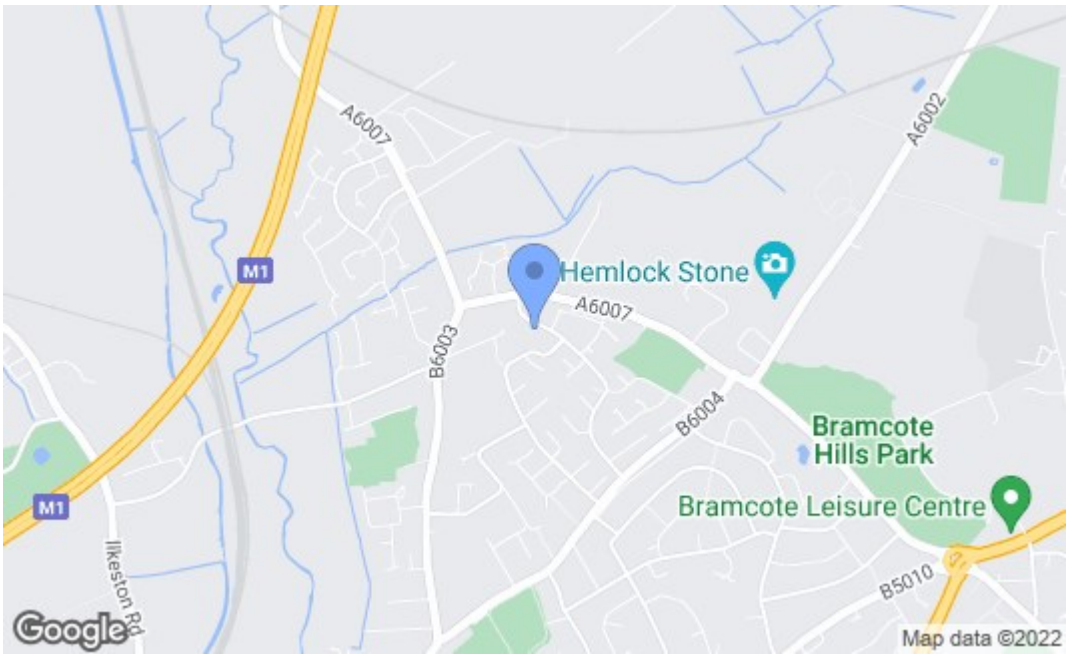
SHOWER ROOM
8'7" x 5'6" (2.63 x 1.70)
Modern white three piece suite comprising corner fitted shower cubicle with Mira electric shower, push flush WC and wash hand basin. Partial wall tiling, tiled floor, radiator, extractor fan and double glazed window to the rear.

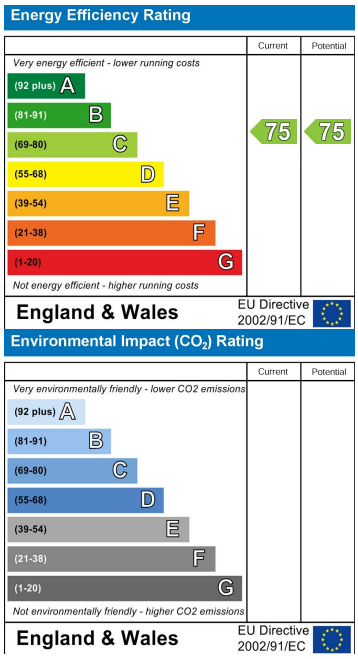
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed as if heading in the direction of Trowell. At the mini roundabout turn right onto Ilkeston Road and take the first right onto Melbourne Road. The property can be found on the right hand side identified by our For Sale boards. Ref. 7527NH

AGENTS NOTE
We understand that the property is held on a leasehold term of 125 years from 1999 meaning approximately 102 years remaining. We understand that the ground rent is £10 per annum and the current yearly service charge is approximately £270. We ask that you confirm this current information with your conveyancer prior to completion.

AGENTS NOTE 2
We understand that works to the block are currently being undertaken by Broxtowe Borough Council including the refurbishment of the communal front door, communal rear door and main flat entrance door. We ask that you confirm this information with your conveyancer 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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