



**Bennett Street  
Sandiacre, Nottingham NG10 5RB**

A TWO DOUBLE BEDROOM FIRST FLOOR  
APARTMENT OFFERED FOR SALE WITH  
NO UPWARD CHAIN.

**£137,995 Leasehold**



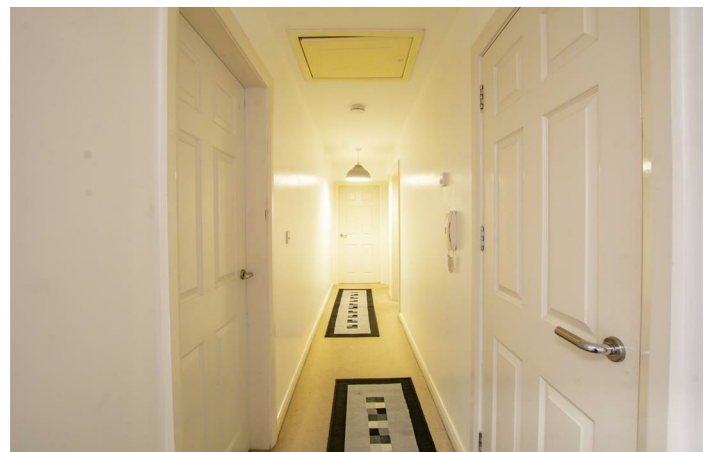
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS FIRST FLOOR SPACIOUS TWO DOUBLE BEDROOM APARTMENT SITUATED WITHIN THIS POPULAR AND ESTABLISHED CENTRAL SANDIACRE LOCATION.

With spacious accommodation on one level accessed from the communal hallway comprising spacious hall, good size lounge diner, spacious breakfast kitchen, two double bedrooms and a three piece bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler found in the hallway closet, uPVC double glazing and two allocated parking spaces within the gated carpark to the rear.

The property sits favourably within a central Sandiacre location within easy reach of the nearby shops, services, schooling and amenities. There is also easy access to good nearby schooling (if required) such as Ladycross, Cloudside and Friesland schools, as well as easy access to good road networks and transport links such as the i4 bus route, 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 would therefore highly recommend an internal viewing.



### ENTRANCE HALLWAY

max 23'11" x 6'0" (max 7.30 x 1.83)

Panel front entrance door, loft access point to an insulated loft space, radiator, boiler closet which houses the gas fired central heating combination boiler (for central heating and hot water purposes) and provides useful storage space, security phone entry system and internal doors to all rooms.

### LOUNGE/DINER

16'4" x 10'5" (5.00 x 3.18)

Two double glazed windows to the front both with fitted roller blinds, radiator, media points and space for dining table and chairs.

### BREAKFAST KITCHEN

11'0" x 11'0" (3.37 x 3.37)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating granite-effect roll top work surfaces with inset one and a half bowl sink unit, draining board and central mixer tap. Fitted counter-level four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, plumbing for washing machine, double glazed window to the rear with fitted roller blind, radiator and space for dining table and chairs.

### BEDROOM ONE

14'0" x 11'0" (4.27 x 3.37)

Double glazed window to the rear with fitted roller blind, TV point, radiator and storage wardrobe area with fixed hanging rails.

### BEDROOM TWO

12'7" x 9'3" (3.84 x 2.84)

Double glazed window to the front with fitted roller blind and radiator.

### BATHROOM

13'0" x 6'7" (3.98 x 2.03)

Modern white three piece suite comprising panel bath with mixer tap, mains ran shower over and glass shower screen, wash hand basin with tiled splashbacks and push flush WC. Two double glazed windows to the front both with fitted blinds, radiator, wall mounted mirror, shaver point and extractor fan.

### PARKING

The property benefits from two allocated parking spaces within the gated carpark to the rear.

### AGENTS NOTE

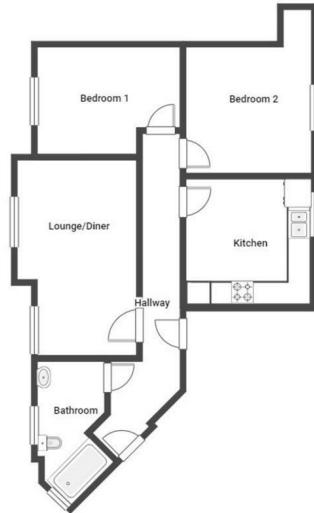
We understand that the property is held on a leasehold term of 125 years with approximately 109 years remaining. We understand that the ground rent and service charge combined payment annually is £784.36, currently paid until May 2023. We ask that you confirm this information with your Solicitor prior to completion.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction continue straight over onto Derby Road, Sandiacre, look for and take a right hand turn onto Bennett Street. Camnish House can then be found on the right hand side.

Ref. 7618NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.