



**Wagtail Close**  
**Stapleford, Nottingham NG9 8JT**

**50% Shared Ownership**

A MODERN THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
ON A 50% SHARED OWNERSHIP SCHEME

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IF YOU ARE STRUGGLING TO GET ON THE PROPERTY LADDER, THEN THIS MODERN THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE ON A SHARED OWNERSHIP SCHEME MIGHT BE IDEAL FOR YOU.

Built in 2021, this modern three bedroom semi detached house is offered for sale on a 50% shared ownership scheme with rents being paid on the unowned 50%. Situated on this now established residential development, originally built by Westerman Homes, this energy efficient and surprisingly spacious property is ready to move into and has all the comforts of a nearly new home with gas central heating from a combi boiler and double glazed windows throughout.

The property is situated in a courtyard style development of other properties fronting a pedestrianised walk way and has an attractively landscaped and enclosed rear garden with glimpses of open space in the distance. The property has the benefit of designated off street parking for two vehicles in the adjacent courtyard.

Conveniently situated on the borders of Stapleford, Bramcote and Trowell within walking distance of regular bus service and ease of access to the larger neighbouring town of Beeston, Queens Medical Centre and Nottingham City Centre.

This property is ideal for first time buyers as well as young families and for further information about the shared ownership scheme and for eligibility, please contact the Stapleford branch of Robert Ellis.



### Entrance Hall

Composite double glazed front entrance door, stairs to the first floor.

### Cloaks/w.c.

Two piece suite comprising wash hand basin and low flush w.c. Radiator, double glazed window.

### Lounge/Diner

15'5" x 15'1" to 11'5" approx (4.7m x 4.6m to 3.5m approx)

Useful walk-in close, radiator, double glazed window and French doors opening to the rear garden.

### Kitchen

12'9" x 6'11" approx (3.9m x 2.13m approx)

A modern fitted range of wall, base and drawer units with work surfaces over and inset 1½ bowl sink and drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Cupboard housing the wall mounted combination boiler (for central heating and hot water). Radiator, double glazed window to the front.

### First Floor Landing

Deep built-in storage closet. Loft hatch.

### Bedroom 1

16'9" x 8'3" approx (5.11m x 2.52m approx)

A generous double bedroom with radiator and double glazed window to the rear.

### Bedroom 2

11'4" x 8'3" approx (3.47m x 2.52m approx)

Double bedroom with radiator and double glazed window to the front.

### Bedroom 3

9'3" x 6'6" approx (2.82m x 2m approx)

A generous third bedroom with radiator and double glazed window to the rear.

### Bathroom

6'6" x 6'2" approx (1.99m x 1.88m approx)

Incorporating a three piece suite comprising wash hand basin, low flush w.c. and bath with mixer shower

attachment over. Partially tiled walls, radiator and double glazed window.

### Outside

The property is accessed at the front via a pedestrianed walk way and has a small open plan front garden.

The rear garden is enclosed, fenced in and attractively landscaped with patio, lawn with some bedding. There is gated pedestrian access at the foot of the garden leading to a rear courtyard where there can be found designated off street parking for two vehicles.

### Remaining 50% share

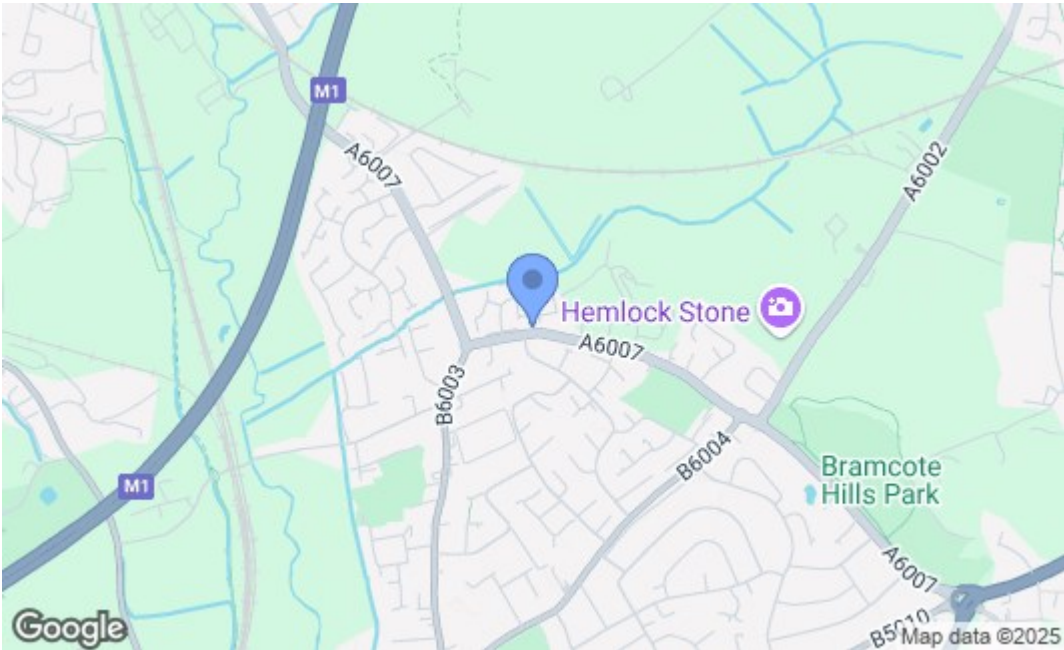
Lease Term = 125 years. 110 years remaining.

50% Share

Rent = £353.69 per calendar month

Annual service charge £200.52 (or £16,71 monthly installments)





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 96        |
| (81-91) B                                                       | 84      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | 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 |         |           |
| 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.