



**Derby Road
Stapleford, Nottingham NG9 7AS**

**A TWO DOUBLE BEDROOM SECOND
FLOOR APARTMENT SITUATED IN
STAPLEFORD TOWN CENTRE.**

£137,500 Leasehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT SITUATED IN THE HEART OF STAPLEFORD TOWN CENTRE.

This property would ideally suit first time buyers or investors alike. The property is approximately 11/12 years old and is in a ready to move into condition.

In brief, the accommodation comprises of a communal entrance with staircase rising to the apartment, entrance hall with two useful large storage cupboards, a spacious open plan kitchen living space, two double bedrooms and a separate three piece bathroom suite.

Outside, there is a communal garden space and one allocated parking space, as well as the use of the spare visitor spaces (on a first come, first serve basis).

The apartment block is accessed off Derby Road to the side of where the Stapleford Day Nursery can be found. The block itself consists of five apartments with the subject property situated on the top floor, with modern day conveniences such as gas central heating from combination boiler and double glazing.

Ideally located in Stapleford town centre, close to the shops, supermarkets and a range of amenities, including medical centre, library and many restaurants and cafes. There are great transport links into Nottingham, Derby, Beeston and Long Eaton, as well as Ilkeston. For those wishing to branch out further, easy there is easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

To fully appreciate everything the property has to offer, an internal viewing is recommended.



COMMUNAL ENTRANCE

Staircase rising to all floors and apartments.

ENTRANCE HALL

12'6" x 7'2" (3.83 x 2.20)

Accessed from the communal landing with a front entrance door, two useful large storage cupboards, loft access point, radiator, spotlights, security telephone intercom. Doors leading to all rooms.

OPEN PLAN LIVING KITCHEN SPACE

18'0" x 14'11" (5.49 x 4.57)

To the lounge area there is a Velux roof window, uPVC double glazed patio doors leading to a Juliet-style balcony with decorative wrought iron railings (with fitted blinds), two radiators, TV and telephone points, opening through to the kitchen space. The kitchen comprises a matching range of wall, base and drawer units with roll edge granite-style work surfacing incorporating stainless steel sink and drainer with swan-neck mixer tap. Plumbing for automatic washing machine, integrated fridge/freezer and dishwasher, built-in oven, electric hob and extractor hood over, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, spotlights, tiled splashbacks.

BEDROOM ONE

12'0" x 10'0" (3.66 x 3.05)

uPVC double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO

12'0" x 8'0" (3.66 x 2.44)

uPVC double glazed window to the front (with fitted blinds), radiator.

BATHROOM

6'7" x 6'5" (2.01 x 1.96)

Three piece suite comprising panel bath with mains shower over with glass screen and mixer tap, push flush WC, wash hand basin with tiled splashback. Ladder-style towel radiator, spotlights, extractor fan, shaver point, uPVC double glazed window to the side.

OUTSIDE

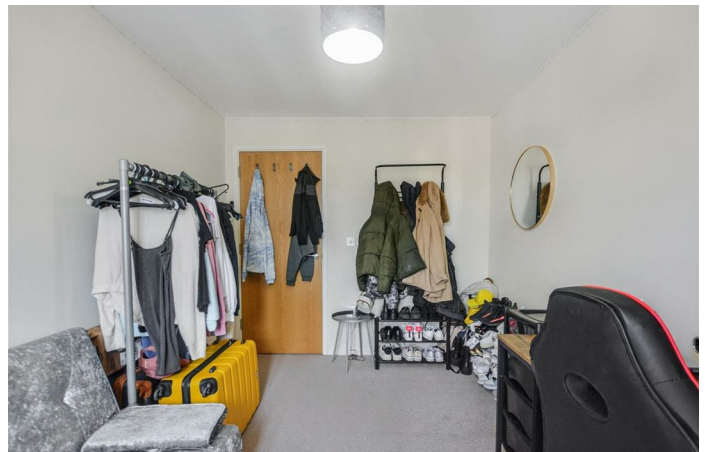
There is an allocated parking space, as well as the use of further visitor spaces and a communal garden area.

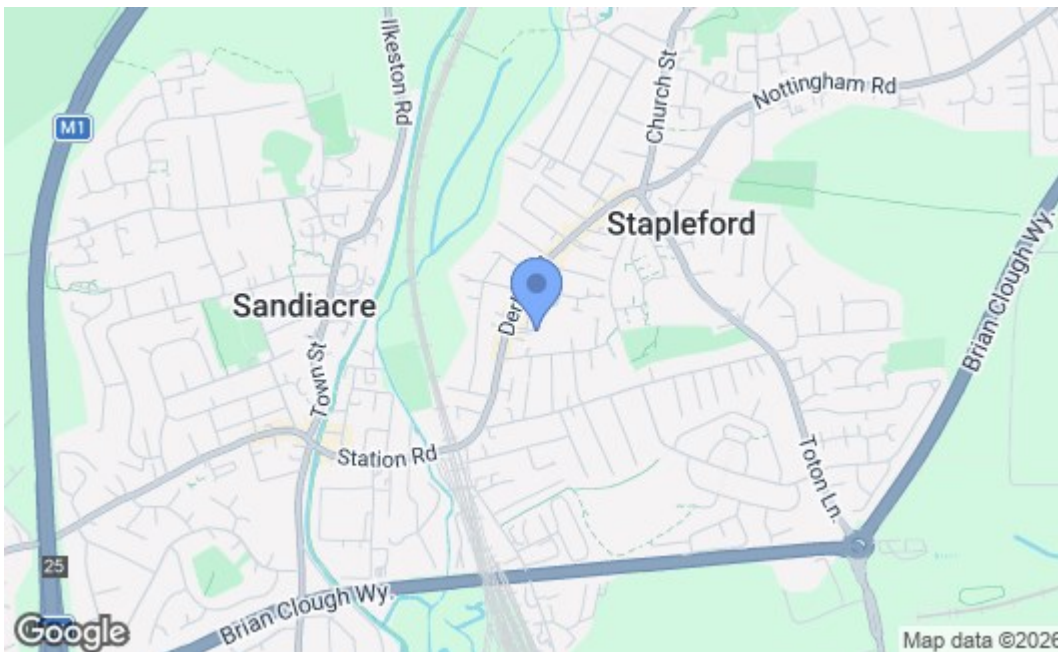
DIRECTIONS

From our Stapleford Branch on Derby Road proceed in the direction of Sandiacre. Take an eventual left hand turn just after the Stapleford Day Nursery where Nursery Court can be found straight ahead.

AGENTS NOTE

It is understood that the property is held on a leasehold term of 125 years from 2003 with approximately 103 years remaining. We have been informed that the annual ground rent is £10 per annum and the service charge of £504.77 every three months, making the yearly total £2019.08. We ask that you confirm this information with your Solicitor prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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 (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 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.