



Maple Cottages
Risley, Derbyshire DE72 3WJ

£245,000 Leasehold

A TWO BEDROOM COTTAGE-STYLE
GROUND FLOOR MAISONETTE.



Robert Ellis are delighted to bring to the market this two bedroom cottage-style ground floor maisonette situated within the historic grounds of Risley Hall.

With single level accommodation comprising spacious entrance hallway, modern fitted kitchen, spacious lounge dining room, two bedrooms and a modern bathroom suite.

Other benefits of the property include gas fired central heating, double glazing, garage in a block and landscaped low maintenance outside space making the most of the views over the brook beyond.

The property sits in the grounds of Risley Hall and enjoys the use of the onsite gardens and parking spaces which are on a non-allocated/first come first serve basis.

The location of the development offers easy access to a wide variety of nearby transport links including the M1 Junction 25 motorway and i4 bus routes. There is also easy access to the shops and services within the nearby towns of Stapleford, Sandiacre and Long Eaton, as well as nearby localised walks within Risley, Stanton-by-Dale, Dale Abbey and beyond.

We believe that the property will make an ideal retirement or downsize property, in excellent order and ready to move in condition throughout and therefore an internal viewing is highly recommended.



ENTRANCE HALL

16'0" x 6'7" (4.88 x 2.03)

uPVC panel and double glazed Georgian-style front entrance door with double glazed window to the side of the door, laminate-effect vinyl flooring, radiator, coving, secondary additional store cupboard which houses the gas fired central heating boiler, doors to all ground floor rooms and storage cupboard with shelving also housing the wall mounted electricity consumer box.

KITCHEN

12'2" x 7'3" (3.73 x 2.22)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring induction hob with extractor fan over and oven beneath, counter level sink and draining board with central mixer tap and tiled splashbacks, integrated fridge/freezer and washing machine, feature over-counter display lighting, glass fronted crockery cupboards, plinth heater, feature archway-style double glazed window to the front with fitted blinds making the most of the views outside, space for bistro table and chairs, uPVC double glazed French doors providing access to the lounge diner.

LOUNGE DINER

max 18'6" x 11'6" (max 5.64 x 3.52)

Sliding double glazed patio doors opening out to the rear garden, radiator, coving, wall light points, ample space for dining table and chairs, uPVC double glazed Georgian-style French doors opening back through to the kitchen area, feature Adams-style fire surround with tiled insert and decorative brick back, media points and door back through to the hallway.

BEDROOM ONE

12'2" x 9'3" (3.73 x 2.84)

Double glazed window to the rear, fitted blinds, radiator, wall light points and fitted double wardrobe with sliding mirror-fronted wardrobe doors.

BEDROOM TWO

10'4" x 8'10" (3.15 x 2.70)

Feature archway-style double glazed window to the front with fitted blinds, radiator and wall light points.

BATHROOM

7'6" x 6'0" (2.29 x 1.85)

Modern white three piece suite comprising panel bath with central waterfall style mixer tap, wash hand basin with

matching waterfall style mixer tap and storage cupboards beneath, hidden cistern push-flush WC, partial wall tiling, as well as complimentary partial wall panelling, wall mounted chrome heaters and a towel radiator, extractor fan and spotlights.

OUTSIDE

To the front of the property there is block paving leading onto a tiled canopy porch set within decorative brick arch providing access to the front entrance door.

REAR GARDEN

Well designed and landscaped incorporating high quality artificial lawn making for low maintenance with decorative timber fencing to the boundary line, pedestrian gates providing access over the bridge beyond the brook to the communal garden areas. Garage in a block with up and over power and lighting points.

DIRECTIONAL NOTE

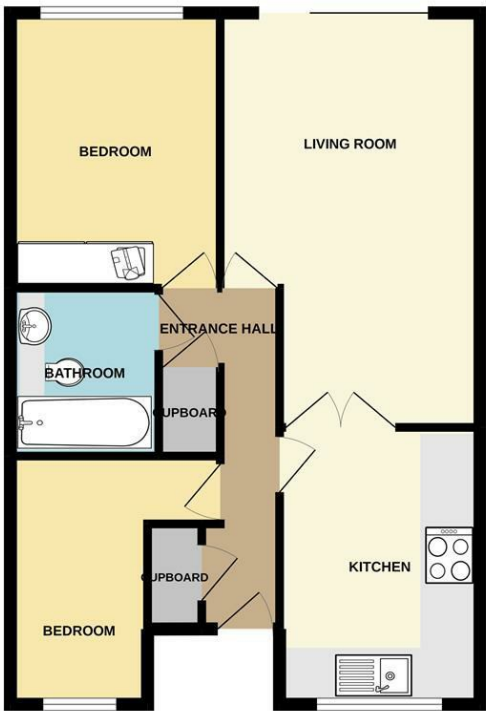
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the Sandiacre traffic junction continue straight over onto Derby Road, Sandiacre and proceed in the direction of Risley. Cross the motorway bridge and beyond the next set of traffic lights onto Derby Road, Risley and proceed as if heading towards the Risley Hall Hotel. Look for and take a left hand turn into Risley Hall and follow the signs towards Maple Cottages.

AGENTS NOTE

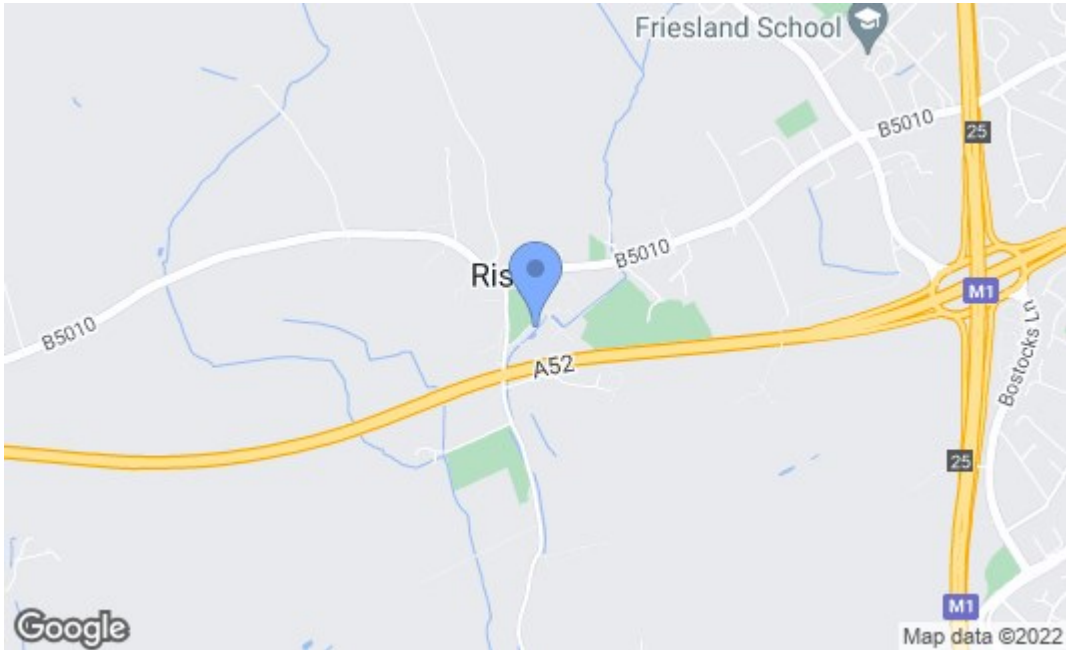
The property is held on a LEASEHOLD term of originally being 130 years from its commencement date we are led to believe that there is approximately 98 years remaining on the lease. We have been told that the ground rent is £175 per year and the service charge £125 per month which includes the external gardener, window and guttering cleaning, outside repairs, buildings insurance and careline. We ask that you confirm this information with your solicitors prior to completion. The development is managed by Longhurst Housing Association and details of the lease and management charges should be verified by any purchaser's solicitor.



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(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.