



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

£125,000 Leasehold

A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT SITUATED IN THE HEART OF STAPLEFORD.



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Robert Ellis is delighted to bring to the market a property that would ideally suit a first time buyer or buy to let investor. The property is approximately ten years old and is ready to move straight into. The open plan living kitchen has fitted appliances and there is also an allocated parking space. To fully appreciate everything this property has to offer an internal viewing is a must. The apartment block has five apartments with this one situated on the top floor, benefitting from modern conveniences such as gas central heating and double glazing.

In brief, the accommodation comprises of an entrance hall with two large storage cupboard, a neutral and light and airy open plan kitchen space, two double bedrooms and a separate bathroom. Outside there is a communal garden and one allocated parking space. The apartment block is accessed off Derby Road just at the turning of where Stapleford day nursery is.

Ideally located in Stapleford town center close to shops, supermarkets and a range of amenities including medical centre, library and many diverse restaurants, cafes and bars. There are great transport links to Nottingham, Derby, Beeston, Long Eaton and Ilkeston for those who want to branch out further by public transport using the regular bus services. Nottingham city center is just a short drive away as is the A52 and the M1 motorway. Both the Queens Medical Centre and Nottingham University are just a ten minute bus ride away. The newly developed tram station linking to Beeston and Nottingham city centre is just a five minute drive away and provides park and ride.



Entrance hall

Front entrance door, two large storage cupboards, radiator, spotlights, telephone intercom and door to:

Open plan lounge/kitchen

15'46 x 18'25 (4.57m x 5.49m)

In the lounge area there is a Velux window, UPVC double glazed patio doors/Juliet balcony, two radiators, TV and telephone point. The kitchen comprises of wall, base and drawer units with rolled edge work surfacing over, stainless steel sink and drainer unit with mixer Swan tap over, plumbing for automatic washing machine, built in fridge freezer, dishwasher, integrated oven, electric hob and extractor hood over, gas central heating, boiler, spotlights and tiled walls and splashbacks.

Bedroom 1

10'57 x 12'40 (3.05m x 3.66m)

UPVC double glazed window to the front and radiator.

Bedroom 2

12'53 x 8'65 (3.66m x 2.44m)

UPVC double glazed window to the front and radiator.

Bathroom

Panelled bath with shower from the mains, low flush W.C, pedestal wash hand basin, tiled walls and splashbacks, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the side.

Outside

There is an allocated parking space and a communal garden area.

Directional note

Leaving Robert Ellis office on Derby Road Stapleford, taking a right turning and continuing down Derby Road where the property can be found on the left hand side where there is a turning just after Stapleford day nursery.

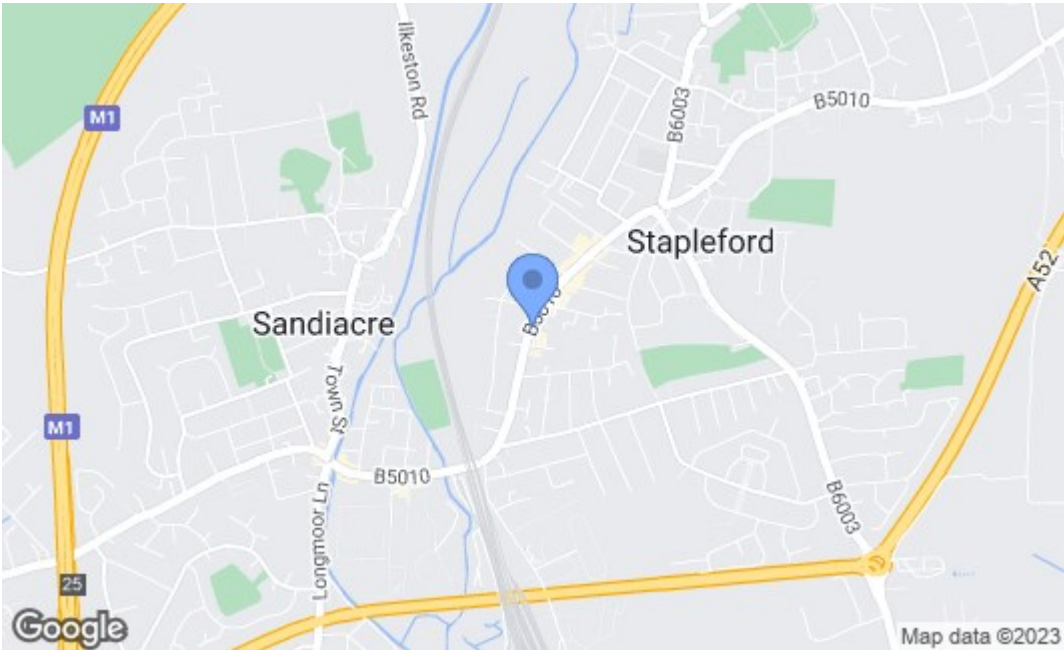
Lease Details

Lease is 125 years started in 2003 106 years left

10 per annum ground rent

£1800 approx service charge per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.