Robert Ellis

look no further. . .

Meadow View Court
Derby Road, Risley DE72 3TW

A FIRST FLOOR TWO DOUBLE BEDROOM TWO BATHROOM 2004 CONSTRUCTED APARTMENT.

£215,000 Leasehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS 2004 CONSTRUCTED FIRST FLOOR TWO DOUBLE BEDROOM TWO BATHROOM LUXURY APARTMENT SITUATED WITHIN THIS SOUGHT AFTER VILLAGE LOCATION.

With accommodation comprising a spacious entrance hall, full width lounge/diner with views over the fields beyond, kitchen with separate utility room, principal bedroom with en-suite facilities, guest bedroom and spacious family bathroom suite.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and an allocated parking space situated to the rear of the block.

The property is situated within this desirable village location yet provides fantastic transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham Electric Tram terminus situated at Bardills roundabout just a short distance away.

There is also easy access to the shops and services within nearby towns of Stapleford, Beeston and Long Eaton, with easy access to nearby schooling for all ages (if required).

We believe that the property itself would suit a wide variety of buyers including those looking to downsize, buy their first home or retain a potential 'lock up and leave' property or investment opportunity.

We highly recommend an internal viewing to fully appreciate the size and location of the property on offer.

COMMUNAL ENTRANCE
With security phone entry system, communal door and stairs, and access to all apartments within.

ENTRANCE HALL
18'11" x 9'0" (5.78 x 2.76)
Panel entrance door, radiator and double cloaks/storage cupboard, coving, alarm control panel security intercom system, laminate flooring and internal doors to all rooms.

FULL WIDTH LOUNGE/DINER
21'4" x 13'5" (6.52 x 4.10)
Double glazed French doors to the rear opening to a Juliet style balcony with double glazed windows to either side of the doors with additional double glazed window to the rear, all making the most of the views beyond, two radiators, laminated flooring, coving, TV/telephone points and ample space for dining table/chairs.

KITCHEN
13'3" x 12'1" (4.05 x 3.69)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces. Fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, inset one and a half bowl sink unit and drainer with mixer tap and tiled splashbacks, three double glazed windows to the side integrated fridge/freezer, radiator, ample space for table/chairs, tiled floor, spotlights, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), and door to the utility room.

UTILITY ROOM
7'6" x 3'11" (2.29 x 1.21)
Further roll top work surface space, storage cupboards, plumbing for washing machine, continuation of the tiled flooring from the kitchen, and spotlights.

PRINCIPAL BEDROOM
18'5" x 9'8" (5.62 x 2.97)
Double glazed French doors to the front opening to a Juliet style balcony, radiator, TV point, fitted double size wardrobe with shelving and hanging rail.

EN-SUITE
6'2" x 5'6" (1.90 x 1.69)
Three piece suite comprising tiled and enclosed shower cubicle with mains shower, push flush WC and wash hand basin. Partially tiled walls and tiled floor, double glazed window to the side, wall mounted shaver point, extractor fan, spotlights and chrome heated ladder towel radiator.

GUEST BEDROOM
12'9" x 9'1" (3.89 x 2.77)
Double glazed window to the front, radiator and in-built double wardrobe.

FAMILY BATHROOM
8'5" x 5'6" (2.58 x 1.69)
Three piece suite comprising bath with swan-neck mixer tap, shower attached over and glass shower screen, wash hand basin and push flush WC. Partially tiled walls and tiled floor, chrome heated ladder towel radiator, spotlights and extractor fan.

OUTSIDE
The property is set back from the road. There is an entrance to the allocated parking area to the rear and access to the communal grounds and entrance door.

ALLOCATED PARKING
There is one allocated parking space situated to the rear of the block.

LEASE DETAILS
It is understood that the property is held on a leasehold term of 150 years from 1st May 2004, with approximately 132 years remaining.

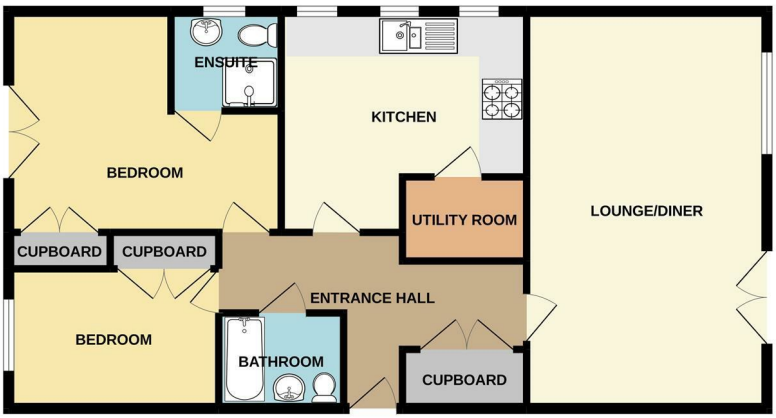
There is an annual ground rent of £50 and an annual service charge of £1498.28. These are paid in quarterly installments of £12.50 per quarter for the ground rent and £374.57 for the service charge.

We understand that the service charge also includes the buildings insurance. It is recommended that you confirm these details 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. Proceed up the hill in the direction of Risley, reaching the next traffic light junction continue straight over onto Derby Road, Risley. Continue along and the block can be found on the left hand side identified by our For Sale board.

Ref: 7699NH

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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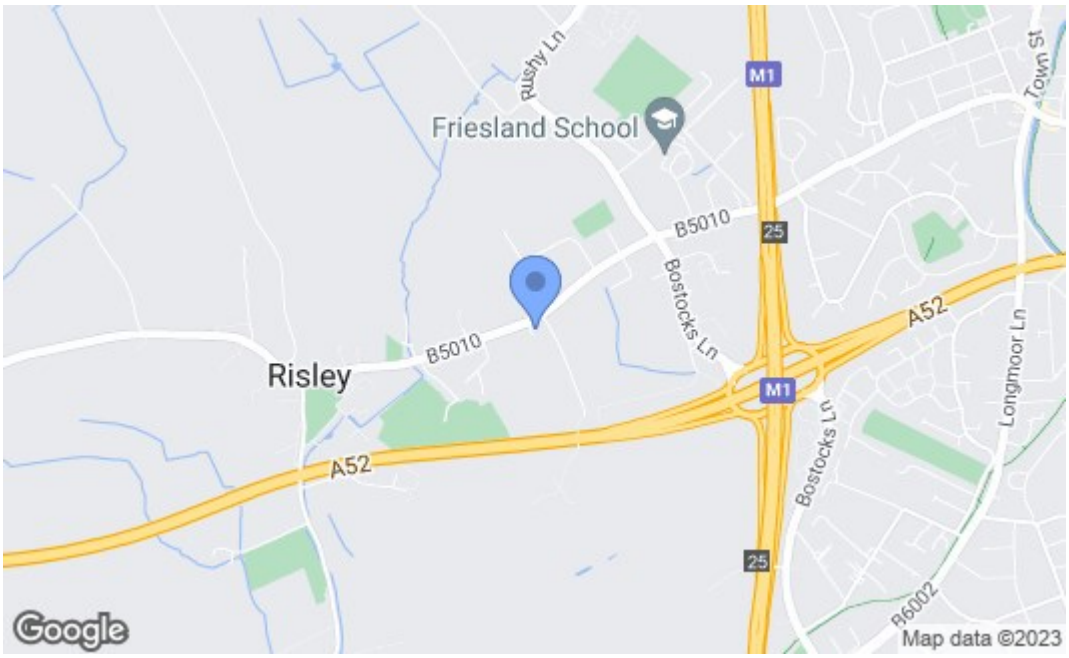

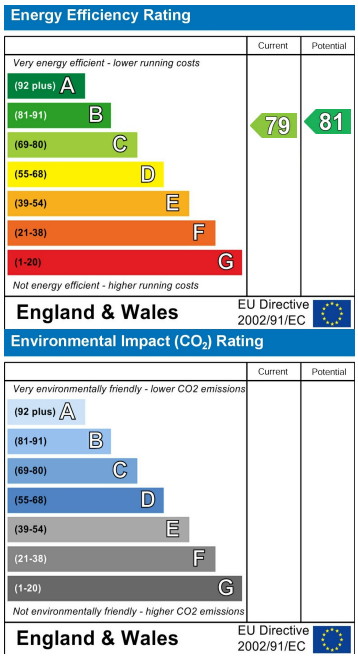

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