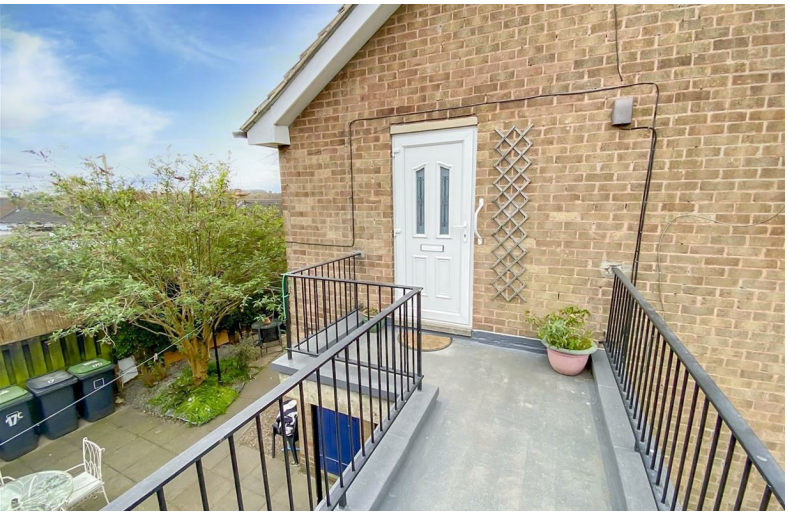
Robert Ellis

look no further...



Maryland Court
Stapleford, Nottingham NG9 8LP

A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

£99,950 Leasehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A WELL PRESENTED, TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation comprising entrance hall, kitchen, living room, inner hallway with boiler cupboard and loft access point, two double bedrooms and three piece bathroom.

Other benefits to the property include recently refitted gas fired central heating combination boiler, use of the communal gardens to the rear and double glazing throughout.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages and nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or investment opportunity and highly recommend an internal viewing.

ENTRANCE HALL
6'7" x 5'10" (2.02 x 1.78)
UPVC panel and double glazed front entrance door, accessed via a balcony pathway with wrought iron railings to either side. The hallway then offers useful storage space, cloaks cupboard and doors to kitchen and living room.

KITCHEN
10'2" x 9'0" (3.12 x 2.76)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating 1½ bowl sink unit with central mixer tap and tiled splashbacks, breakfast bar with space for two bar stools, space for cooker, plumbing for washing machine, and further under-counter appliance space, hardwood window to the front with fitted blinds and integrated fridge/freezer.

LOUNGE
17'2" x 9'10" (5.25 x 3)
Hardwood double glazed window to the front, radiator, media points, feature Adam style fire surround, dado rail and door to:

INNER HALLWAY
8'2" x 2'7" (2.49 x 0.8)
Access to both bedrooms and bathroom. Loft access point to an insulated loft space and boiler cupboard housing the recently refitted gas fired central heating combination boiler.

BEDROOM 1
11'4" x 9'10" (3.46 x 3.01)
Hardwood double glazed window and fitted blinds, radiator, coving and a range of fitted wardrobes.

BEDROOM 2
10'5" x 10'4" (3.19 x 3.16)
Hardwood frame double glazed window, fitted blinds and radiator.

BATHROOM
7'4" x 5'6" (2.25 x 1.68)
Three piece suite comprising bath with shower over, wash hand basin and push-flush w.c. with tiled splashbacks. Wall mounted chrome heated ladder towel radiator, tiled floor and hardwood frame, double glazed window.

OUTSIDE
Accessed from the pathway to the front through the shared gate to the four properties, up the staircase leading to the first floor door. The property has the use of the communal gardens to the rear and some of the front lawn. We ask that you confirm the legal rights of ownership with your solicitor prior to completion.

TENURE
The property is held Leasehold for a term of 125 years with 103 years remaining at a ground rent of £10.00 per annum, charged on the anniversary of the lease (7th December).

The Service Charge is charged per annum in arrears and can vary. The amount for service charge period 01st April 2019 to 31st March 2020 was £270.12.

These figures should be confirmed by the acting solicitor prior to completion.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park. Continue along and take a left hand turn onto Melbourne Road and the property is approached via a pedestrian pathway, after parking up on Melbourne Road, along Maryland Court, visible to the left at the bend in the road.

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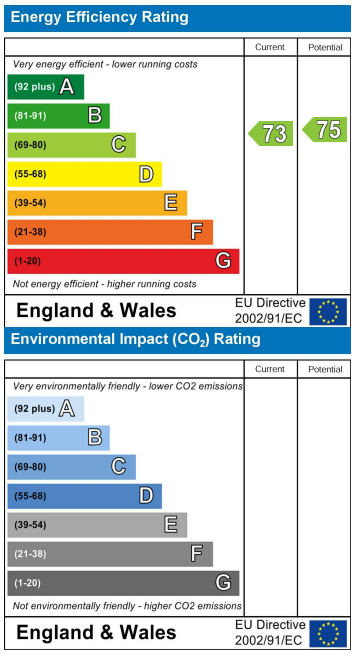

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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