Robert Ellis

look no further. . .

Byron Court
Stapleford, Nottingham NG9 8LX

A FIRST FLOOR TWO DOUBLE BEDROOM MAISONETTE.

£99,950 Leasehold

0115 949 0044

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS FIRST FLOOR TWO BEDROOM MAISONETTE.

With accommodation comprising "L" shaped entrance hall, spacious lounge with views over the park to the rear, kitchen, two good sized double bedrooms and three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler and double glazing.

The property is located favourably within this popular and established location within walking distance of Ilkeston Road recreational ground and park. There is also easy access to good schooling for all ages nearby and transport links for those needing to commute such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

"L" SHAPED ENTRANCE HALLWAY
11'0" x 9'8" (3.36 x 2.96)
uPVC panel and double glazed front entrance door, radiator, laminate flooring, useful double storage cupboard. Loft access point and doors to all rooms.

LOUNGE
16'2" x 9'10" (4.95 x 3.01)
Double glazed window to the rear with fitted blinds overlooking Ikeston Road recreational ground, radiator, dado rail, full width brick fireplace with storage plinths, media points.

KITCHEN
10'6" x 9'3" (3.21 x 2.83)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board. There are tiled splash backs, space for cooker and plumbing for washing machine, wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front with fitted roller blind, radiator, laminate flooring.

BEDROOM ONE
13'6" x 9'10" (4.12 x 3.02)
Re-carpeted with a double glazed window with fitted blind to the rear overlooking the recreational ground, radiator, telephone point.

BEDROOM TWO
10'6" x 10'2" (3.21 x 3.11)
Re-carpeted with a double glazed window to the side with fitted blind, radiator, coving, decorative ceiling rose, telephone point.

BATHROOM
6'4" x 5'5" (1.94 x 1.67)
Three piece suite comprising a newly fitted bath with Mira electric shower over, wash hand basin, low flush WC. Double glazed window to the front with fitted roller blind, radiator, partial wall tiling, extractor fan.

OUTSIDE
The property is on the first floor with a staircase and a wrought iron balcony area. There is a useful ground floor brick store and the use of a communal grounds.

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 and take an eventual left hand turn onto Melbourne Road. Follow the road and take a right hand turn onto Rowan Drive and the property can be found accessed on foot on the right hand side adjacent to the parking bay. Ref: 8137NH

AGENT'S NOTE
We understand that the property is held on a leasehold term.
We note a 125 year lease from 1998 leaving approx 100 years remaning.
We understand the ground rent is £10 per year.
The service charge calculated is approx £330 per year.
We ask you confirm this information with your solicitor prior to completion.

GROUND FLOOR

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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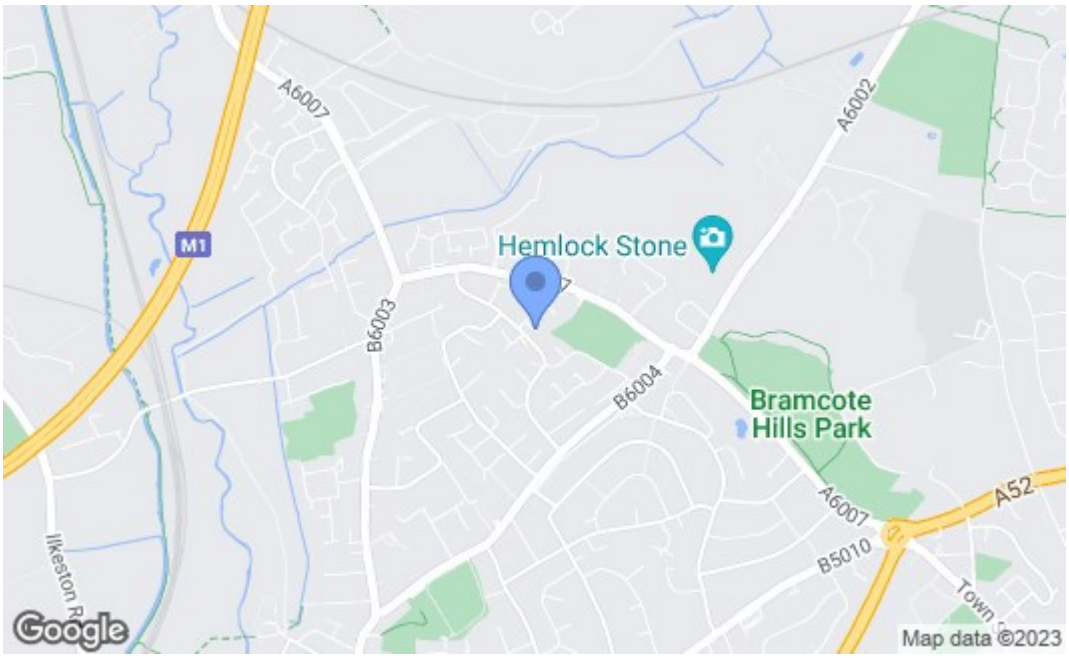

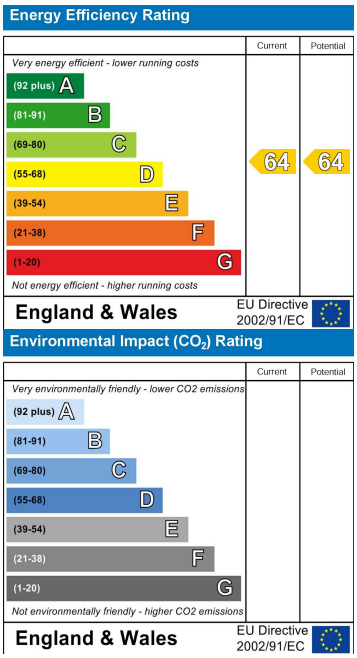

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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