Robert Ellis

look no further...

Church Street
Stapleford, Nottingham NG9 8HJ

A FIRST FLOOR TWO BEDROOM APARTMENT SITUATED IN THE TOWN CENTRE. OFFERED FOR SALE WITH NO UPWARD CHAIN.

£125,000 Leasehold

ROBERT ELLIS ARE DELIGHTED TO WECOME TO THE MARKET THIS TWO BEDROOM FIRST FLOOR APARTMENT IN TOWN CENTRE LOCATION WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation comprising entrance lobby leading through to an inner hallway, two bedrooms, three piece bathroom suite, open plan "L" shaped living dining kitchen space.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout, parking space situated to the front, fitted kitchen with integrated appliances, whilst being conveniently located within walking distance of the shops, services and amenities in Stapleford town centre. The property is also situated within easy reach of nearby transport networks such as the i4 bus services, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

If required, there is also easy access to a vast array of nearby schooling for all ages from nursery through to college.

Due to the current shortage of two bedroom apartments in the area, we highly recommend an internal viewing.

We believe the property will make an ideal first time buy or investment opportunity.

COMMUNAL ENTRANCE
Accessed from Church Street with staircase rising to the first floor where the apartment can be found.

ENTRANCE LOBBY
3'11" x 3'1" (1.20 x 0.94)
Panel entrance door from communal landing, laminate flooring, security phone entry system, door to hallway.

HALLWAY
13'8" x 3'7" (4.17 x 1.11)
Laminate flooring, doors to both bedrooms, bathroom and opening through to the living dining kitchen space, wall mounted electrical consumer box.

OPEN PLAN LIVING DINING KITCHEN
21'5" x 13'5" (6.53 x 4.11)
To one wall there is an array of fitted kitchen cabinets and drawers with granite style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, in-built fridge/freezer. Plumbing for washing machine, decorative tiled splashbacks, laminate flooring, ample space for dining table and chairs, radiator. Opening through to the living area where there are two double glazed windows to the rear (with fitted Roman blinds), continuation of the laminate flooring, media points.

BEDROOM ONE
11'3" x 10'3" (3.45 x 3.13)
Two double glazed windows to the rear (with fitted Roman blinds), radiator, laminate flooring, boiler cupboard housing the Baxi gas fired combination boiler for central heating and hot water purposes.

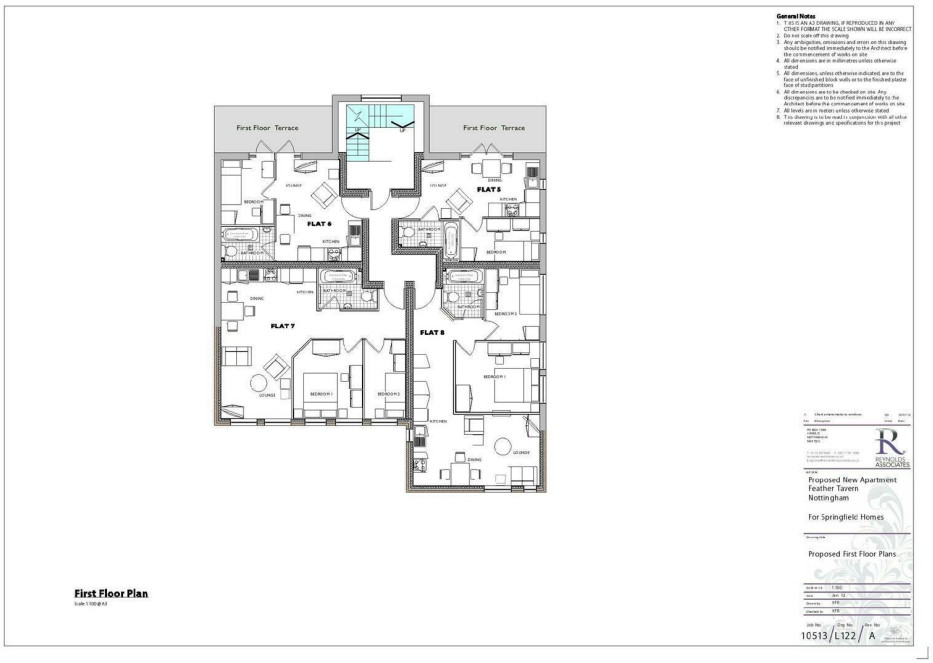
BEDROOM TWO
11'5" x 6'2" (3.48 x 1.90)
Double glazed window to the rear (with fitted Roman blind), radiator, laminate flooring.

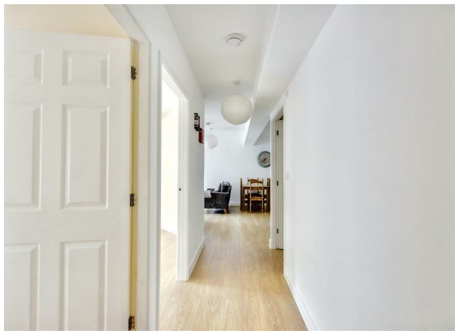
BATHROOM
8'7" x 5'10" (2.64 x 1.78)
White three piece suite comprising panel bath with glass screen and mains shower over, wash hand basin with mixer tap with tiled splashbacks and push flush WC. Extractor fan, laminate flooring, radiator.

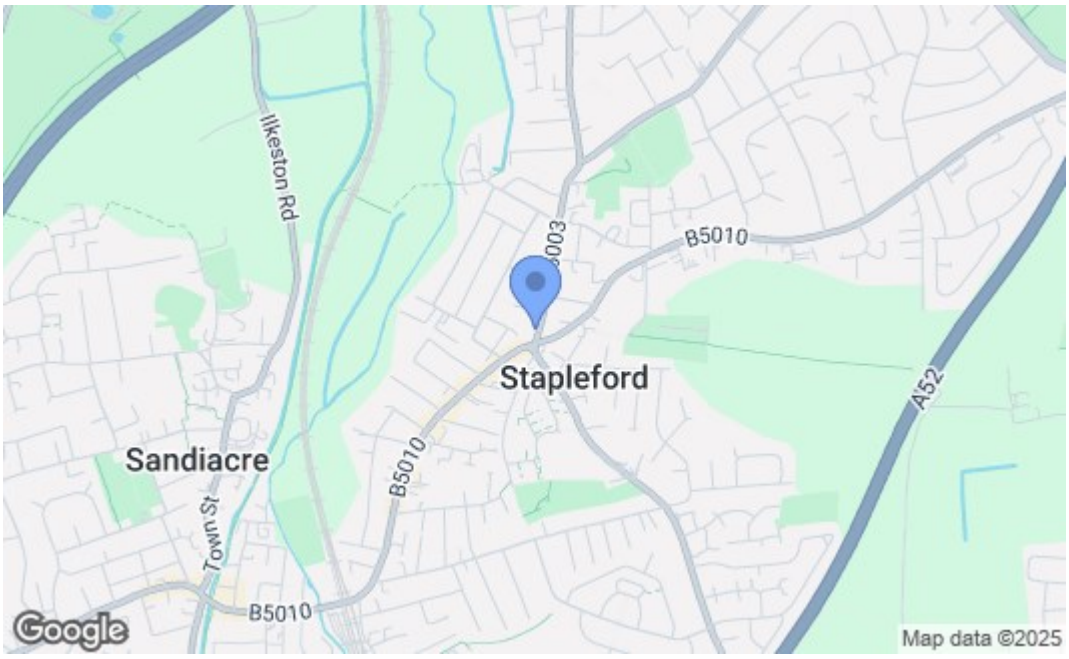
PARKING SPACE
It is understood that there is one officially allocated parking space belonging to the property situated to the front of the building. We ask that you confirm this information with your solicitor prior to completion.

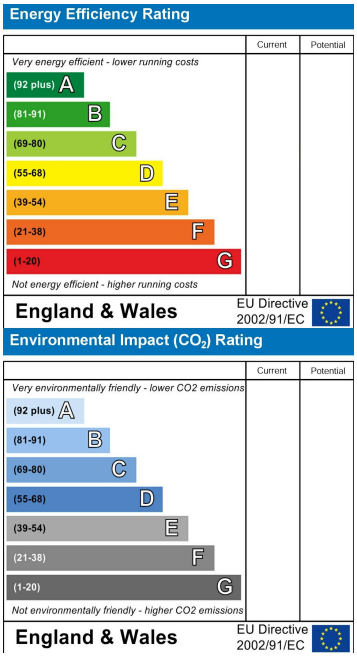
AGENTS NOTE
It is understood that the property is held on a leasehold term originally of 125 years from 2013 with approximately 113 years remaining. It is understood that the ground rent is £150 per annum paid in half yearly instalments in March and September. It is also understood that the service charge currently sits at £527.15 due in January and July. We ask that you confirm this with your solicitor prior to completion.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. The Feathers Tavern building can be found almost immediately on the left hand side.









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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