



Hickings Lane  
Stapleford, Nottingham NG9 8PJ

**£235,000 Leasehold**

A GROUND FLOOR TWO DOUBLE  
BEDROOM RETIREMENT APARTMENT



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Robert Ellis are delighted to bring to the market with no upward chain, this McCarthy & Stone constructed two double bedroom ground floor apartment located within this modern over 60's retirement development situated on the Stapleford and Bramcote border.

Completed in 2018, this high quality development offers all the conveniences of modern day living, including fully fitted kitchen with anti slip flooring, double glazing and camera entry system offering reassurance and security.

The apartment also has the benefit of an included allocated parking space within the development as well as modern day conveniences such as double glazing and electric heating and a vented air system.

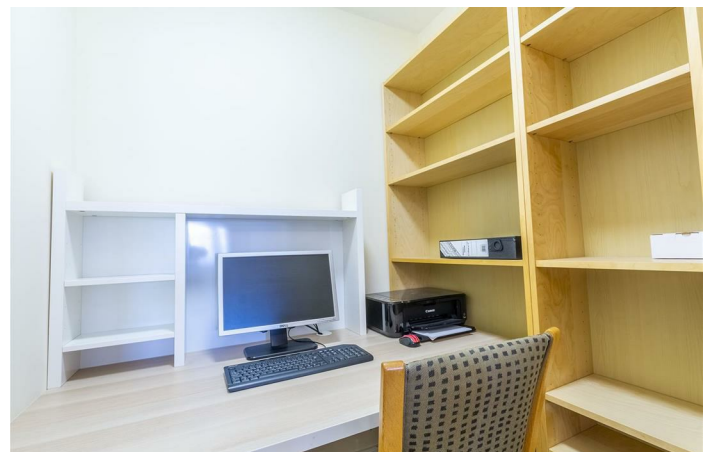
Accessed via both the main complex passing the house managers office and community lounge the property also boasts its own private front entrance door with a car park area. The accommodation of the apartment comprises a spacious entrance hallway with useful utility closet, walk-in store room housing the Vent-Axia air system, spacious lounge diner with walk-in study cupboard, fitted kitchen, two bedrooms, the larger of the two with walk-in wardrobe capabilities and modern three piece shower room.

As previously mentioned the development is selectively exclusive to the over 60's and boasts an on-site house manager, community room with kitchenette and conservatory and the use of the well maintained and manicured gardens surrounding the development.

The complex is situated on the Stapleford/Bramcote borders adjacent to a precinct of shops including Co-operative food store, fish and chips and Subway, there is also easy access to the nearby open spaces of Bramcote Park, the Hemlock Stone and Ilkeston Road recreational field whilst also offering nearby good transport networks such as the A52 for Nottingham and Derby, the M1 J25 motorway and Nottingham Electric Tram terminus situated at Bardill's roundabout.

The home owners lounge provides an ideal space for socialising with family, friends and neighbours as well as being able to enjoy afternoon tea in the landscaped gardens and conservatory area, there is also the reassurance of an on-site house manager and a guest suite is available at a small cost for visitors wishing to stay the night.

This is currently the only two bedroom apartment offered for sale within the development and due to the popularity of this exclusive development we highly recommend an internal viewing.



## Entrance Hall

11'2" x 8'4" approx (3.41m x 2.56m approx)

Panel entrance door with security phone entry system point, walk-in storage cupboard housing the electricity consumer box, coat pegs and Vent-Axia air flow system, Dimplex panel heater, spotlights, double utility closet housing the plumbing for the washing machine and hot water system with fixed shelving.

## Lounge

23'11" x 12'3" approx (7.31m x 3.75m approx)

Two double glazed windows to the side with fitted slatted blinds, UPVC panel and double glazed front entrance door with double glazed full height window to the side of the door, media points, Dimplex wall mounted heater system, door to kitchen and door to:

## Study

5'2" x 4'4" approx (1.58m x 1.33m approx)

Accessed from the lounge this area would make an ideal study area or walk-in closet with mains power and lighting.

## Kitchen

8'5" x 7'8" approx (2.58m x 2.36m approx)

Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating counter level single sink and drainer, central mixer tap, matching to the counter top splashboards, fitted counter level four ring hob with extractor over, waste level in-built Bosch oven, integrated fridge, freezer and dishwasher, plinth heater, double glazed window to the front with fitted blinds, extractor unit and tiled anti slip flooring.

## Bedroom 1

15'9" x 9'4" approx (4.82m x 2.86m approx)

Double glazed exit door to the car park area with full height double glazed window to the side of the door, air vent extraction unit, Dimplex wall mounted heater, media points and door to walk-in wardrobe.

## Walk-in Wardrobe

5'7" x 3'11" approx (1.71m x 1.21m approx)

With fitted storage shelving and hanging rails.

## Bedroom 2

12'10" x 9'6" approx (3.92m x 2.91m approx)

Double glazed window to the front with fitted blinds, wall mounted Dimplex heater and air vent extraction unit.

## Shower Room

6'10" x 6'7" approx (2.1m x 2.01m approx)

Walk-in double shower cubicle with mains ran shower and glass shower screen, wash hand basin with mixer tap and storage cupboards beneath and hidden cistern push flush w.c., wall mounted LED sensor mirror, mirror fronted bathroom cabinet, Dimplex fan, chrome heated ladder towel radiator majority wall tiling, anti slip tiled floor, air vent extraction unit.

## Outside

The property has the use of the tended and well maintained communal gardens which extend around the whole development. The apartment itself has two paved areas accessed from the front apartment door and bedroom door which is surrounded by decorative chipped barked borders housing a variety of bushes and shrubbery.

## Allocated Parking

The apartment benefits from one allocated parking space within the gated complex.

## Agents Notes

The property is held on a leasehold term of 999 years from February 2018. The annual service charge to 30th June 2022 is £2,891.79 paid in monthly installments. The half yearly ground rent is £247.50 paid every six months. We ask that you confirm this information with your solicitor for the latest charges prior to completion.

## Directions

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 left onto Hickings Lane and proceed as if heading in the direction of Bramcote. Just prior to reaching the mini roundabout and prior to the precinct of shops the entrance to Carpenters Court can be found on the right hand side via double opening electric and pedestrian gates. The apartment in question can then be found on the ground floor identified by our for sale board within its front window.

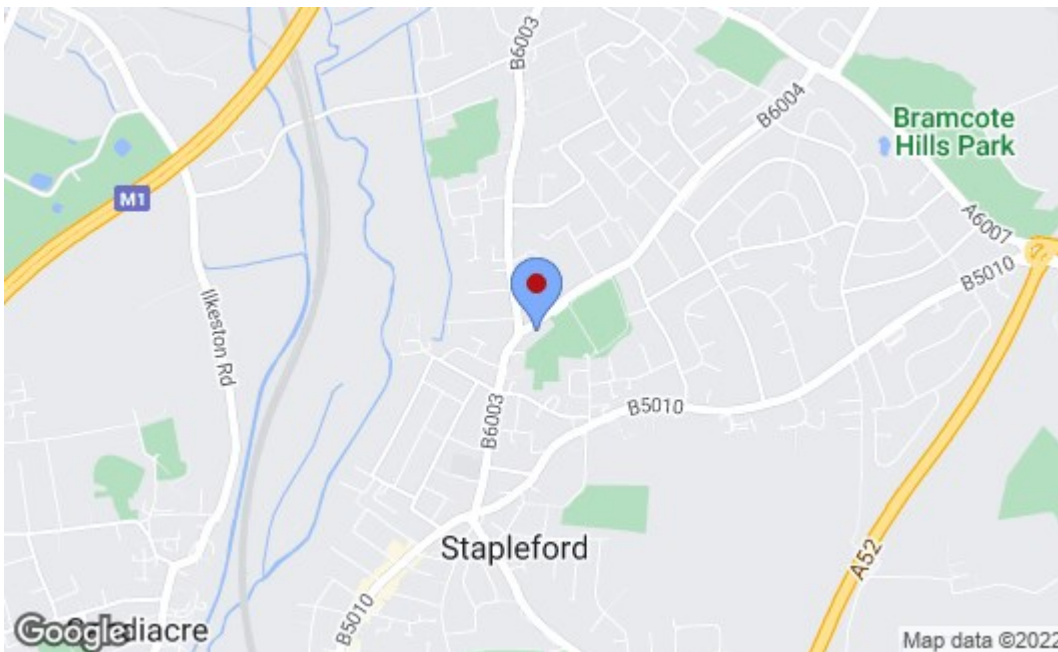
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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