



Risley Hall,
Risley, Derbyshire
DE72 3WN

£224,950 Leasehold



A TWO/THREE BEDROOM MID-TERRACED PROPERTY WITHIN THIS QUIET OVER 55's COMPLEX, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN, ARRANGED OVER TWO FLOORS.

Robert Ellis are pleased to be instructed to market this spacious and well presented, two/three bedroom mid-terraced property within this quiet over 55's complex. The property is constructed of brick and benefits double glazing and gas central heating throughout and the current vendors have recently had new carpets fitted. An internal viewing is highly recommended to appreciate the property and surrounding location on offer.

In brief, the property comprises an entrance hallway with built in storage cupboards, a dining room which could be used as a third bedroom, bedroom two, the family shower room, a large lounge with sliding doors to the exterior patio, kitchen with integrated cooking appliances and a conservatory overlooking the communal green area. To the first floor the landing has a large built in storage cupboard and leads to the large master bedroom and family bathroom which has access to the loft/storage room.

Risley Hall is a development managed by Risley Management Company with there being gardens and large open areas for residents to use. Although the property has a rural feel being situated in Risley, it is close to local shops provided by Breaston as well as those found in Long Eaton and Sandiacre and also at Pride Park which is a short trip down the A52, as well as walks within the grounds there are walks in the beautiful countryside which surround Risley and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite front door, vinyl flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

Dining Room/Bedroom 3

10' x 8'1" approx (3.05m x 2.46m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fireplace, ceiling light.

Shower Room

7'6" x 6'10" approx (2.3 x 2.1 approx)

Tiled flooring, double enclosed shower unit, pedestal sink, low flush w.c., heated towel rail, ceiling light.

Lounge

17'7 x 11'4 approx (5.36m x 3.45m approx)

UPVC double glazed sliding doors leading to the exterior patio, carpeted flooring, radiator, fireplace, electric fire, ceiling light.

Kitchen

10'6 x 10'3 approx (3.20m x 3.12m approx)

UPVC double glazed sliding doors leading to the conservatory, tiled flooring, vinyl flooring, integrated electric oven, induction hob with overhead extractor fan, space for fridge/freezer, space for dishwasher, space for washing machine, ceiling light.

Conservatory

10'10 x 7'8 approx (3.30m x 2.34m approx)

UPVC double glazed windows and French doors overlooking and leading to the patio garden, vinyl flooring.

First Floor Landing

Carpeted flooring, built in storage cupboard, ceiling light.

Bedroom 1

20'11 x 10'3 approx (6.38m x 3.12m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bedroom 2

2'11".4'11" x 2'11".4'0" approx (0.91m.1.52m x 0.91m.1.22m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bathroom

10'5" x 9'6" approx (3.2 x 2.9 approx)

UPVC double glazed window overlooking the front,

carpeted flooring, low flush w.c., bath with mixer tap, pedestal sink, radiator, ceiling light.

Loft/Storage room

Storage space, ceiling light.

Outside

The property is accessed from the front where there is a small courtyard. To the rear the property benefits a low maintenance patio garden overlooking the communal green area for residents to enjoy and use.

Directions

From J25 of the M1 motorway, head into Risley along Bostocks Lane and at the crossroads turn left onto Derby Road. Take the left hand turning at the main entrance into the Risley Hall development and upon approaching the Hotel bear right where the car park will be located. Walking through Maple Cottages turning left past the leisure centre, Primrose Cottages will be found as the courtyard on the right hand side.

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Additional Information

The property is held leasehold with a 125 year lease which commenced 1st January 2000 with a payment of £190 pcm payable to Risley Property Management who manage the development.

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY

Broadband Speed - Unknown

Phone Signal – 02, EE, 3, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

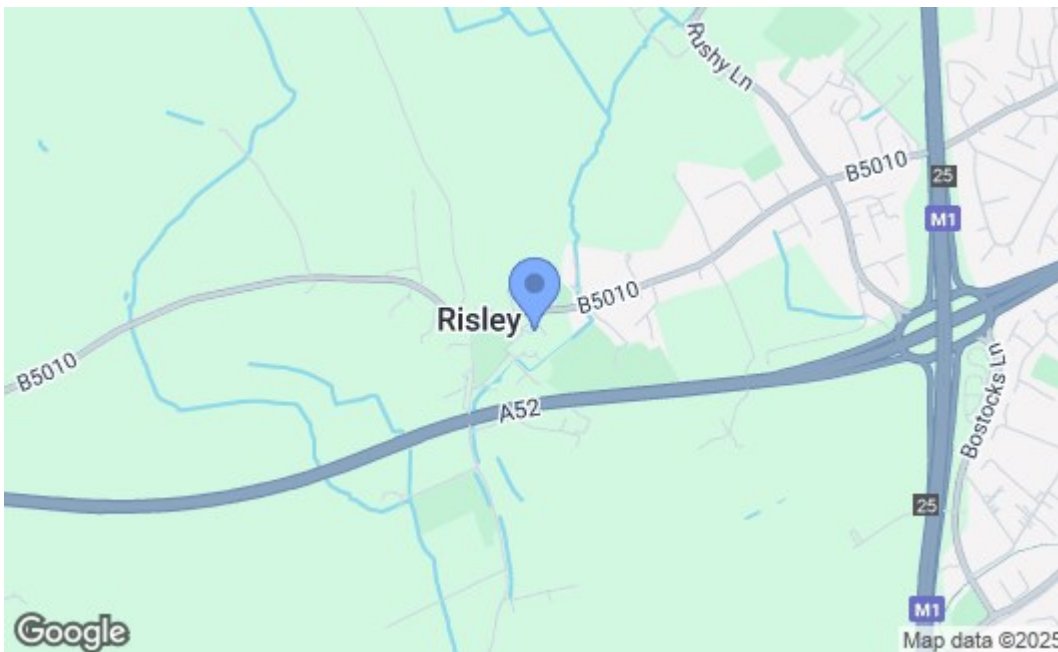
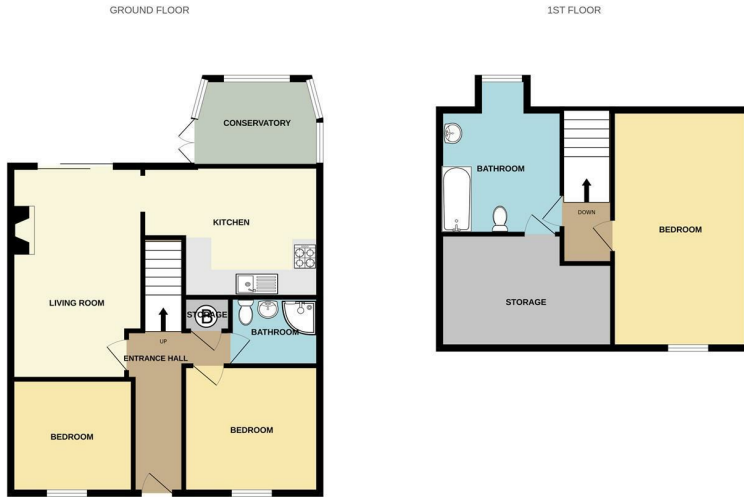
Other Material Issues – No

Council Tax

Erewash Borough Council Band D



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.