



Hickings Lane  
Stapleford, Nottingham NG9 8PJ

**£230,000 Leasehold**

A TWO DOUBLE BEDROOM FIRST FLOOR  
RETIREMENT APARTMENT OFFERED TO  
THE MARKET WITH NO UPWARD CHAIN



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS McCARTHY & STONE CONSTRUCTED TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT (OVER 55'S) LOCATED WITHIN THIS POPULAR DEVELOPMENT SITUATED ON THE STAPLEFORD/BRAMCOTE BORDER.

The block was constructed in 2018 and offers modern day living including a fitted kitchen with anti-slip flooring, double glazing and a camera entry system.

In brief, the accommodation comprises of a spacious entrance hallway with a useful utility closet and walk-in store room housing the Vent-Axia air filtration system, there is a spacious lounge/dining room with a large walk-in cupboard/study area, a modern shower room, fitted kitchen (also with anti-slip flooring), two good size bedrooms, the principal with a built-in walk-in wardrobe.

As previously mentioned, the development is exclusive to the over 55's and benefits from an on-site house manager through the week, community room with kitchenette and conservatory, and the use of the well maintained and manicured gardens surrounding the development.

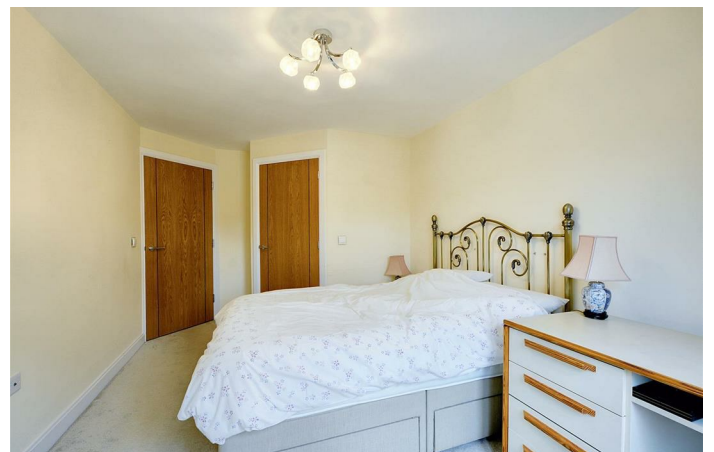
There is one allocated parking space available with the property situated within the gated entrance to the front.

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.

The development 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 ground.

There is also easy access to nearby good transport networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham Electric Tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



## COMMUNAL ENTRANCE HALLWAY

Providing direct access to the home owners lounge, kitchen, conservatory and the onsite House Manager's office. Communal lifts and stairs providing access to all floors and apartments. Buggy store and signing in area for guests and visitors.

## ENTRANCE HALL

9'5" x 7'10" (2.88 x 2.39)

Spotlights, electric Dimplex heater, door to a large walk-in storage cupboard housing the alarm control panel and Vent-Axia wall mounted air system for fresh air circulation, door to a second large utility cupboard with plumbing and space for the washing machine and water tank, with further doors to the internal rooms.

## LOUNGE

20'0" x 13'1" (6.10 x 3.99)

Media points, electric Dimplex heater, ceiling air vent, uPVC double glazed window to the front, internal doors to the kitchen and study closet.

## STUDY CLOSET

5'1" x 4'4" (1.56 x 1.34)

Located off the lounge offering useful storage space, room for a desk/potential study area.

## FITTED KITCHEN

8'5" x 7'8" (2.57 x 2.34)

The kitchen is equipped with a matching range of fitted base and wall storage units with square edge work surfacing and inset stainless steel sink unit and drainer with mixer tap. Electric hob with extractor fan over, integrated oven, splashbacks, tiled floor, uPVC double glazed window to the front (with fitted Roman blinds), anti-slip flooring, built-in fridge/freezer, plinth heater and ceiling air vent.

## BEDROOM ONE

15'7" x 9'4" (4.75 x 2.87)

uPVC double glazed patio doors with Juliet balcony, wrought iron railings. TV point, built-in walk-in wardrobe, electric Dimplex heater, ceiling air vent.

## BEDROOM TWO

13'8" x 9'8" (4.17 x 2.95)

Electric Dimplex heater, uPVC double glazed window to the front, TV point, ceiling air vent.

## SHOWER ROOM

6'8" x 6'7" (2.04 x 2.03)

Three piece suite comprising a large walk-in double size shower cubicle with a shower ran from the mains, vanity unit with sink with mixer tap, push flush WC. Useful bathroom storage cabinet, chrome ladder towel radiator, tiled walls and splashbacks, wall heater, anti-slip flooring, Dimplex wall mounted extractor fan, ceiling air vent.

## OUTSIDE

The development is situated in its own secure grounds with access via the electrically operated double gates and further pedestrian gate leading to the parking area and main entrance. There are communal gardens which are well maintained and established surrounding the property with lawn, planted borders, communal paved patio, seating areas.

## ALLOCATED PARKING

The property benefits from one allocated parking space within the front car park.

## AGENTS NOTE

The property is held on a leasehold term of 999 from February 2018. From July 2024 - June 2025 the service charge for a 2-bed property is £293.69 monthly. Ground Rent is £247.50 payable twice a year. We ask that you confirm this information with your solicitors for the latest charges prior to completion.

## AGENTS NOTE

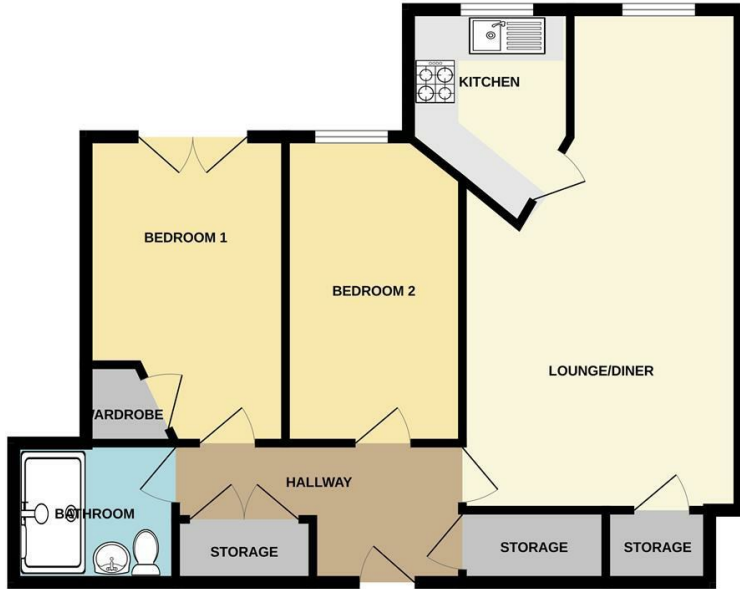
The service charge does not cover external costs such as Council Tax, electricity, TV or telephone line, but does include the cost of the House Manager, water and sewerage, 24-hour emergency call system, heating and maintenance of all communal areas, external window cleaning, external property maintenance, gardening and a contingency fund and comprehensive insurance of the building.

## DIRECTIONAL NOTE

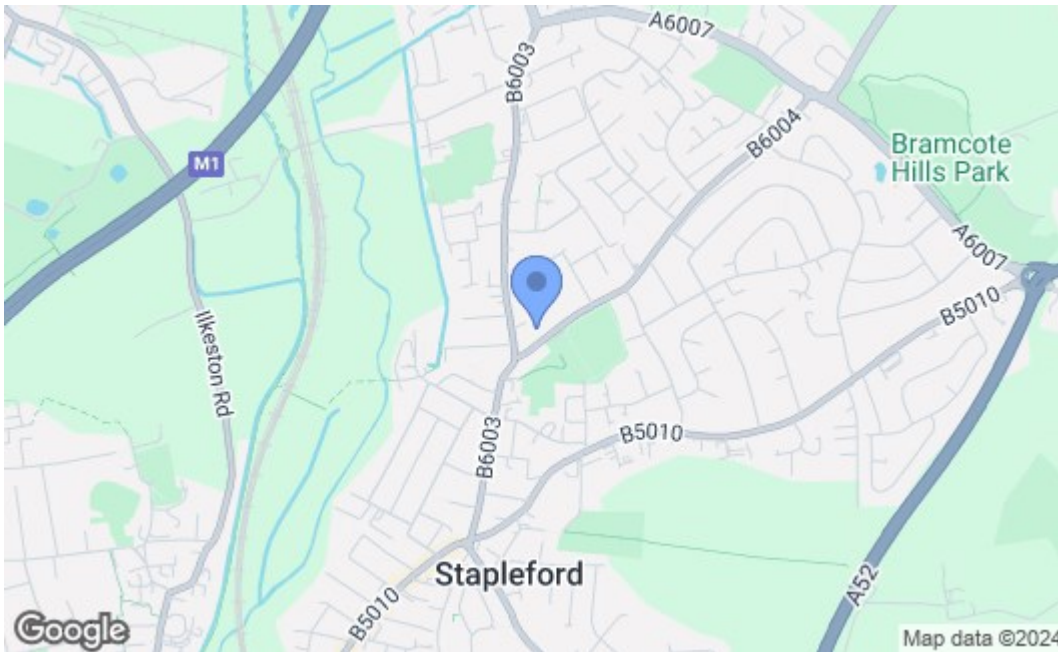
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed in the direction of Bramcote. Just prior to reaching the mini roundabout and the small parade of shops, the entrance can be found on the right hand side via the double opening electric and pedestrian gates.



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. Made with Metropac ©2024



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 83                      | 83        |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |                         |           |
| 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 |           |

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.