



Denver Court  
Stapleford, Nottingham NG9 8LN

A TWO DOUBLE BEDROOM GROUND  
FLOOR MAISONETTE.

**£122,500 Leasehold**



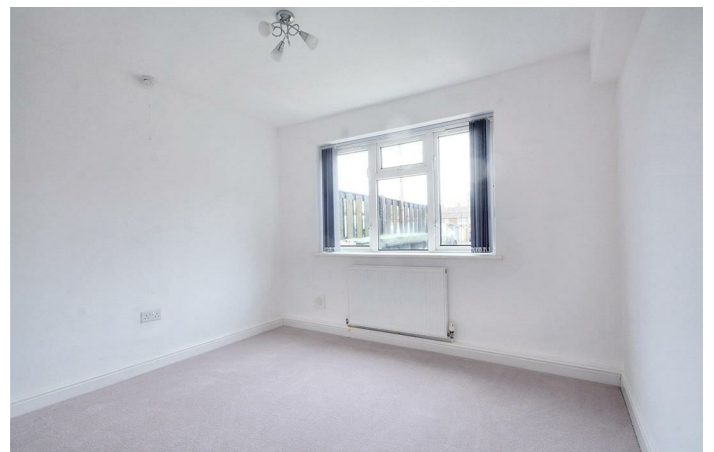
Surprisingly spacious two double bedroom ground floor maisonette offered for sale in a ready to move into condition.

This property has recently been refurbished and comes to the market with vacant possession. With features including gas fired central heating served from a combination boiler, double glazed windows, refurbished fitted kitchen and modern contemporary bathroom with shower.

Situated within a block of four individual flats with open plan gardens to the front and a shared enclosed courtyard with useful outbuildings. Conveniently situated on a bus route and close to local amenities, as well as the town centre itself.

The property is ideal for a variety of buyers including those looking to make their first steps onto the property market and those looking to downsize to single storey ground floor living.

An internal viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, walk-in utility closet. Doors to kitchen and living room.

## KITCHEN

9'9" x 8'11" (2.98 x 2.73)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob, extractor hood over. Plumbing and space for washing machine. Wall mounted gas combination boiler (for central heating and hot water). Flat panel radiator, double glazed window.

## LIVING ROOM

17'0" x 9'10" (5.2 x 3.01)

Radiator, double glazed window to the front. Door to inner hallway.

## INNER HALLWAY

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'5" x 9'11" (4.11 x 3.03)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'5" x 10'5" (3.2 x 3.18)

Radiator, double glazed window to the rear.

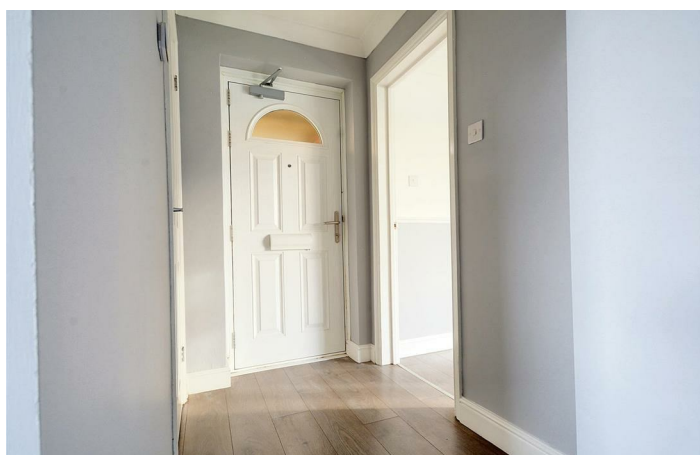
## BATHROOM

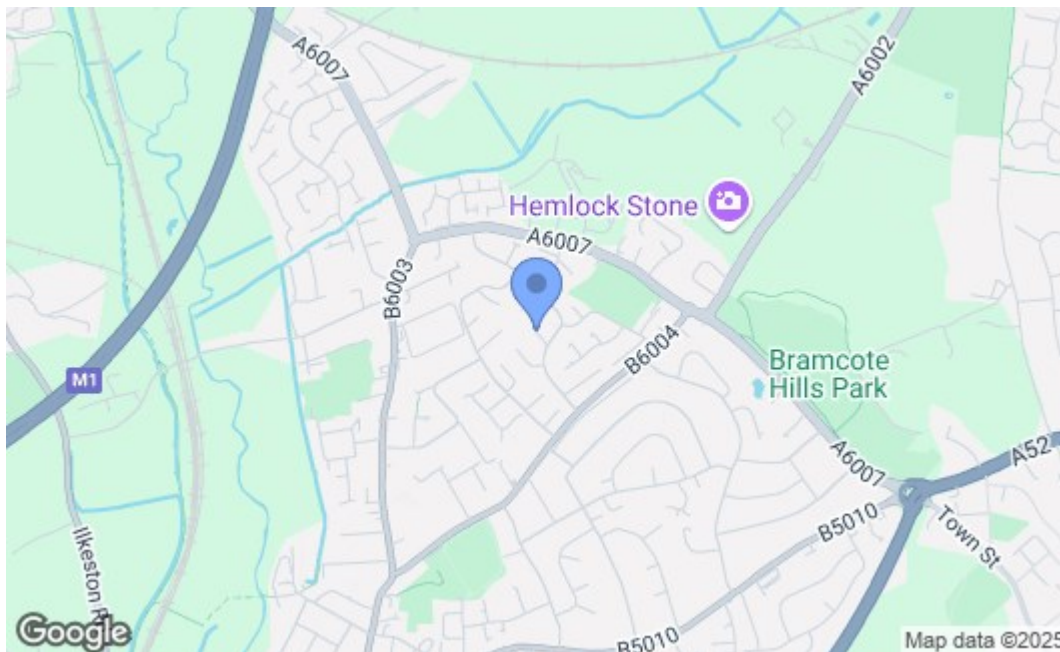
7'4" x 5'5" (2.26 x 1.67)

Incorporating a modern and contemporary three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled twin rose shower system and screen. Feature tiling, heated towel rail, double glazed window.

## OUTSIDE

The property owns a section of open plan lawn to the front elevation. There is gated pedestrian access leading to a rear communal courtyard and the property benefits from a lockable brick outbuilding/store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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	

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.