



Apartment 6 The Feathers, 5 Church Street, Stapleford, Nottingham, £750 Per Month

- FIRST FLOOR ONE DOUBLE BEDROOM APARTMENT
- DOUBLE GLAZING
- TOWN CENTRE LOCATION
- MODERN OPEN PLAN FEEL
- ON THE DOORSTEP TO i4 BUS ROUTE, A52, M1 & TRAM SERVICES
- GAS CENTRAL HEATING FROM COMBINATION BOILER
- BALCONY WITH FEATURE GLASS BALUSTRADE
- INTEGRATED KITCHEN APPLIANCES
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE AMENITIES

5 Church Street, Nottingham NG9 8HJ

*** FIRST FLOOR ONE DOUBLE BED OPEN PLAN APARTMENT ***

Robert Ellis are pleased to offer for rent this attractive first floor, one double bedroom open plan apartment with a balcony. The property comprises of open plan living, dining room, and kitchen with an integrated oven hob and extractor unit with an additional integrated fridge and freezer. The bedroom comes complete with French doors opening out onto the paved terrace which is a spacious area for a table and chairs. The property is close to local amenities and local transport links.

Viewings via appointment. Stapleford Branch



Council Tax Band: A



COMMUNAL HALLWAY

Feature main entrance door accessed via the main road with a security intercom system and staircase rising to all floors.

OPEN PLAN LIVING DINING KITCHEN

15'9" x 12'4"

The kitchen area comprises a range of matching fitted base and wall storage cupboards, with roll top work surface space incorporating a single sink and drainer with swan-neck mixer tap and tiled splashbacks. There is a fitted four ring gas hob with extractor over and oven beneath, plumbing for the washing machine and in-built fridge/freezer. This then opens out to the main living space which consists of laminate flooring to match the kitchen area, radiator, media points, security intercom system, doors to the bathroom and double bedroom, double glazed French doors (with fitted blinds) opening out onto the balcony.

BALCONY

A real benefit providing useful outdoor space, ideal for patio furniture, paved with a feature glass balustrade.

DOUBLE BEDROOM

9'10" x 7'5"

Double glazed window to the front (with fitted blinds), laminate flooring, boiler cupboard housing the gas fired combination boiler.

BATHROOM

7'5" x 5'1"

Three piece suite comprising panel bath with mains shower over and glass screen, wash hand basin with central mixer tap, push flush WC. Radiator, laminate flooring, extractor fan and partial tiling to the walls.

DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediately left at the traffic light junction at the Roach onto Church Street. The apartment block can be found on the left hand side, identified by our For Sale board fixed to the gate and the feature "Feather Tavern" sign.

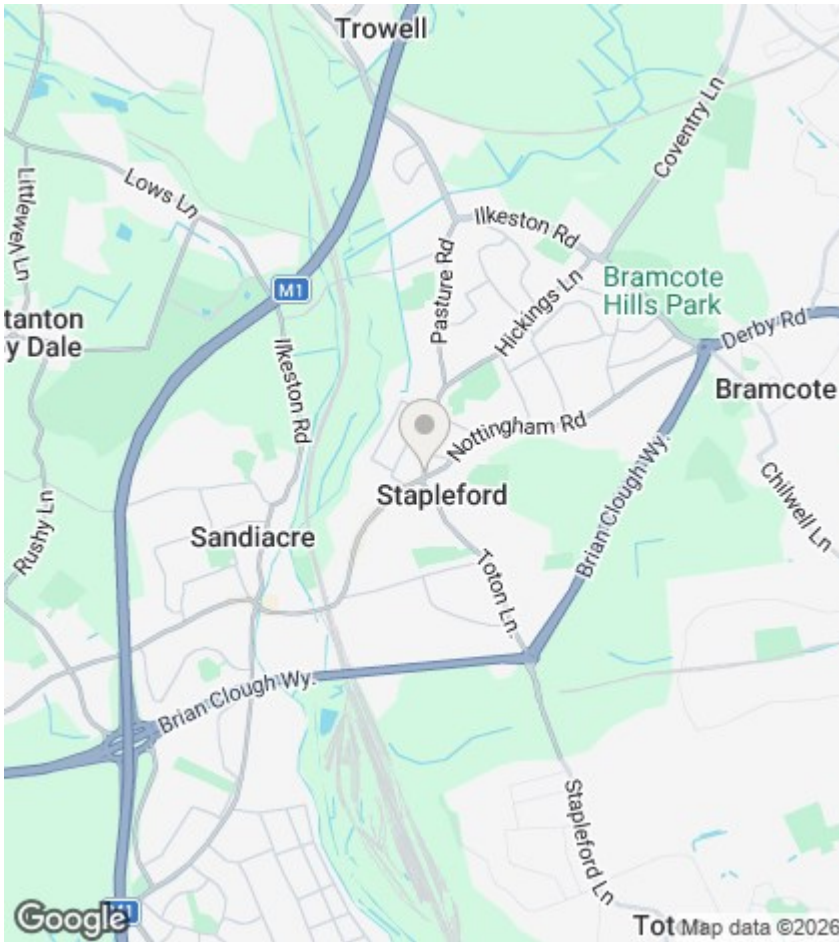
AGENTS NOTE

It is understood that the property is held on a leasehold

term, originally with 125 years from conversion in 2013 with approximately 112 years remaining. We understand the ground rent to be £150 per annum paid in two half yearly installments of £75 and the service charge is billed twice yearly at £1054 per annum (two payments of £527). We ask that you confirm this information with your Legal Adviser before completion.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.



Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

