

Albany Court
Stapleford, Nottingham NG9 8LB

£123,000 Leasehold

A TWO DOUBLE BEDROOM FIRST FLOOR
FLAT.



A surprisingly spacious two double bedroom first floor flat.

This impeccably maintained and improved property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, uPVC double glazed windows, modern fitted kitchen and bathroom.

Situated within a block of four properties in a corner position, this first floor flat enjoys a light and airy feel with windows offering views over the surrounding area.

Conveniently situated within walking distance of a regular bus service and approximately half a mile from Stapleford town centre offering a variety of shops and amenities, including an Aldi. The larger nearby towns of Beeston and Long Eaton are also within easy reach, as well as Nottingham city centre.

This property is ready to move into and ideal for first time buyers, those looking to downsize, as well as long term buy to let investors.



ENTRANCE HALL

Composite double glazed front entrance door, radiator, loft hatch, built-in storage cupboard.

LOUNGE

16'4" x 10'0" (5 x 3.05)

Radiator, double glazed window (with fitted blinds).

KITCHEN

10'5" x 9'3" (3.18 x 2.84)

Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Radiator, plumbing for washing machine, appliance space. Cupboard housing 'Baxi' combination boiler (for central heating and hot water). Double glazed window (with fitted blinds).

BEDROOM ONE

13'4" x 9'11" (4.08 x 3.04)

Radiator, double glazed window to the front (with fitted blinds).

BEDROOM TWO

10'9" x 10'3" (3.3 x 3.14)

Radiator, double glazed window to the side with great views (fitted blinds).

BATHROOM

6'5" x 5'5" (1.96 x 1.67)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC, bath with thermostatic controlled shower over. Radiator, partially tiled walls, double glazed window (with fitted blinds).

OUTSIDE

The property benefits from an open plan garden to the front laid to lawn. There is an enclosed communal courtyard where the property benefits from two brick stores. The property is accessed from an external staircase to a personal open balcony and the front door.

DIRECTIONS

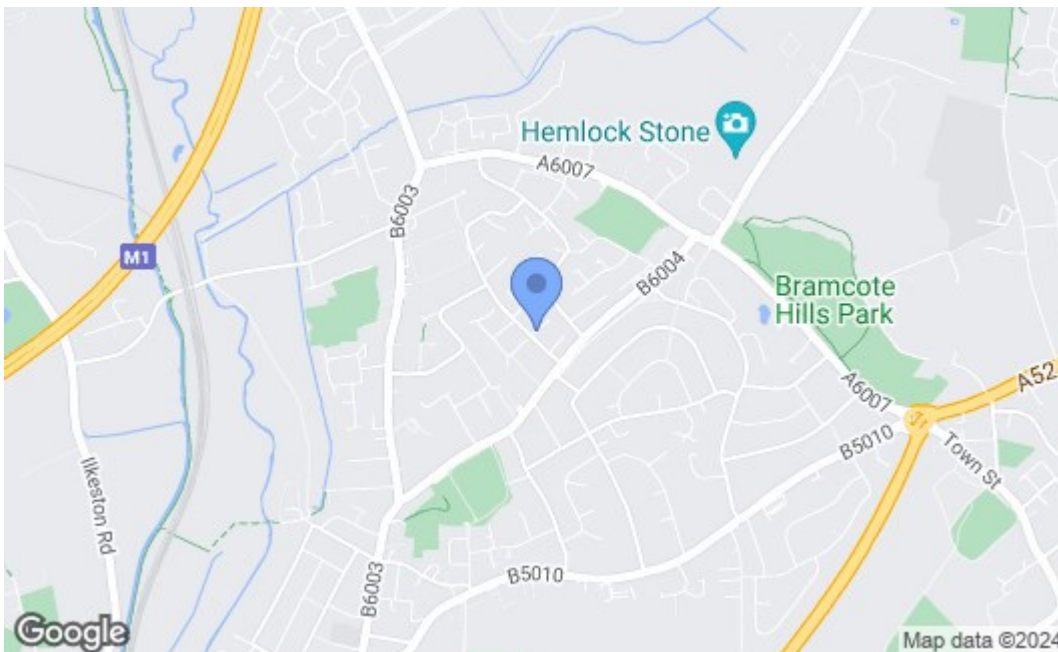
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street.

Follow the road, taking the right fork onto Hickings Lane. Turn second left onto Braddon Avenue and a short way along, the property can be found on the right hand side on the corner of Bradden Avenue and Albany Court. Ref: 8425PS

LEASEHOLD

The property is held leasehold. We understand that the current owners have extended the lease to a term of 176 years. Ground rent is £10 per annum and the most recent service charge was £366.63 for a 12 month period. Further information is available on request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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.