



Maple Cottages,
Risley, Derbyshire
DE72 3WJ

£240,000 Leasehold



AN IMMACULATE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market a property which has been refurbished by the current owners and now offers a lovely open plan living space with a modern kitchen having built-in appliances and patio doors onto the courtyard garden. We believe it will make an ideal retirement or downsize property which you can move straight in to and an internal viewing is a must to fully appreciate all the accommodation has to offer.

Being situated in the historic grounds of Risley Hall and having views over the fields from the main bedroom. The complex is for people aged 55 and over. The property benefits from double glazing and electric heating and in brief the accommodation comprises of an entrance hall, open plan living/dining kitchen, two double bedrooms and a re-fitted shower room. Outside there is use of the gardens, parking spaces and a private courtyard to the rear.

The Risley Hall retirement complex is within easy reach of many local towns and villages where there are local shops, larger shops including a Tesco and Asda superstores in Long Eaton with a Sainsbury's on Pride Park, there are health care and sports facilities which include several local golf courses, walks in the grounds and picturesque surrounding countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Communal Entrance Hall

This hall is the entrance for 5 properties and has a door to:

Entrance Hall

Front entrance door, laminate flooring which leads into:

Open Plan Living/Dining Kitchen

23'3 x 10'6 approx (7.09m x 3.20m approx)

The kitchen has wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with swan neck mixer tap, tiled walls and splashbacks, built-in fridge freezer, integrated washer/dryer, dishwasher, integrated oven, electric hob and extractor hood over, under cupboard lighting, laminate floor, storage heater, spotlights and open to the lounge.

In the lounge there is laminate flooring, UPVC double glazed patio doors to the rear, TV point, fireplace, storage heater and spotlights.

Bedroom 1

10'1 to 6'5 x 13'9 plus wardrobes approx (3.07m to 1.96m x 4.19m plus wardrobes approx)

UPVC double glazed window to the front with views over the fields, TV point, storage heater, laminate flooring, coving to ceiling and built-in wardrobes.

Bedroom 2

10'9 x 6'5 approx (3.28m x 1.96m approx)

UPVC double glazed window to the rear, laminate flooring and storage heater.

Bathroom

7'4 x 6'3 approx (2.24m x 1.91m approx)

Walk-in shower cubicle with shower from the mains, tiled walls and splashbacks, low flush w.c., sink with storage under, tiled floor, extractor fan, spotlights and chrome heated towel rail.

Outside

To the front of the property there are parking spaces and the fields with a communal front entrance door leading to the apartment.

To the rear there is a patio area with fenced boundaries and a gate providing access through to the bowling green at the rear.

Agents notes

The property is held leasehold with a 199 year lease from 1st January 1987. There is a service charge of £150 pcm which covers window cleaning, gutter maintenance, garden maintenance, communal lighting, communal bin cleaning, lift maintenance, road maintenance and general repairs. There is also an annual ground rent of £330.

Directions

Risley is best approached by leaving the M1 J25 proceeding north along Bostocks Lane to the Derby Road traffic lights. Turn left into the village of Risley and Risley Hall can be found on the left hand side some 1/3 mile from the junction.

7994JG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 50mbps Superfast 80,bps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No, surface water high

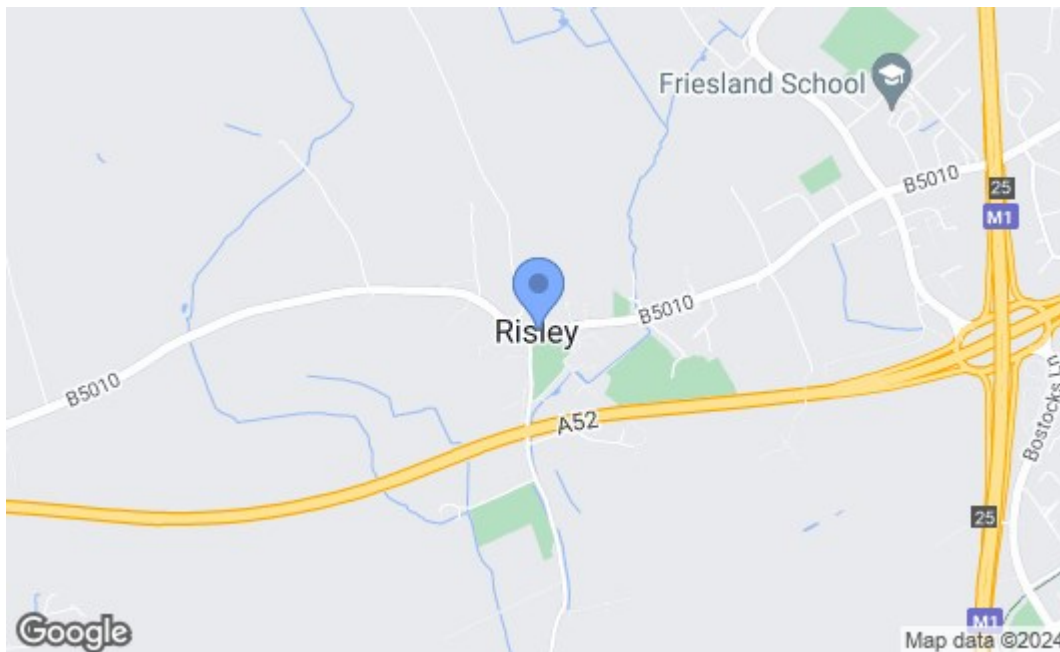
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(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.