Robert Ellis

look no further...



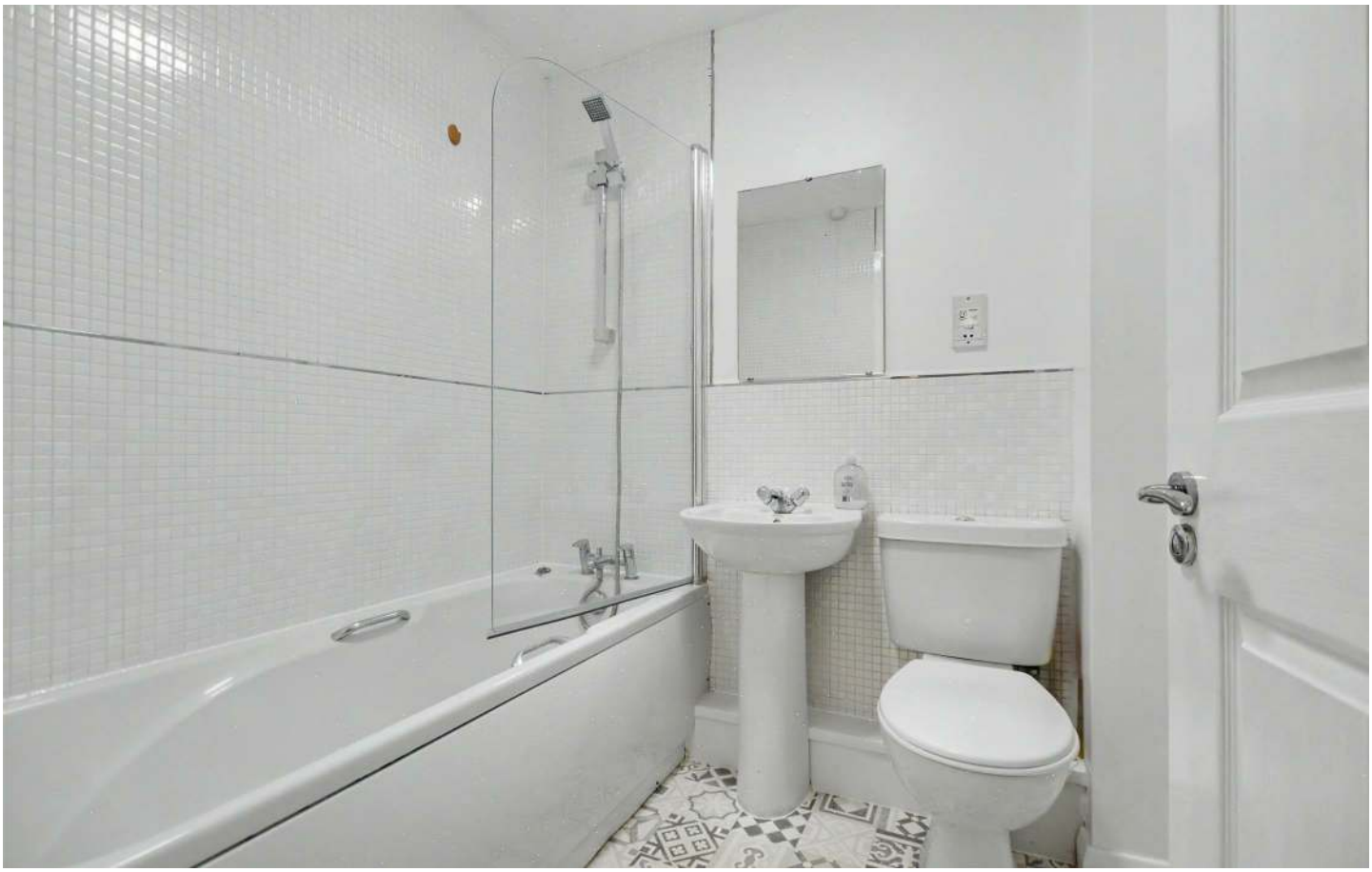




Nottingham Road
Stapleford, Nottingham NG9 8AD

A FIRST FLOOR TWO BEDROOM APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

£125,000 Leasehold - Share of



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED MODERN 2005 CONSTRUCTED FIRST FLOOR APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation comprising entrance hall, two bedrooms, bathroom and open plan living/dining/kitchen space.

The property also benefits from double glazing, electric heating, security phone entry system and parking to the rear, accessed via the neighbouring road (Pinfold Lane). The accommodation has been redecorated throughout and provided with new carpets.

The property is located within walking distance of Stapleford town centre, along side its array of national and independent shopping facilities, retailers and outlets. There is also easy access to Aldi, as well as a good selection of schools for all ages.

For those looking to commute, there are great transport links nearby including the i4 bus service which is situated adjacent to the property, along side easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal downsize or first time buy and highly recommend an internal viewing.





COMMUNAL ENTRANCE
Security phone entry system, door and stairs to all floors.

ENTRANCE HALL
12'3" x 9'7" (3.74 x 2.94)
Panel front entrance door, Dimplex electric wall mounted heater, alarm control point, security phone entry system, Dimplex wall mounted thermostat, airing cupboard housing the water cylinder with shelving and consumer unit. Doors to all bedrooms, living space and bathroom.

OPEN PLAN LIVING/DINING/KITCHEN
18'6" max x 15'7" (5.66 max x 4.77)
The living space consists of a walk-in double glazed bay window to the front, media points, Dimplex electric heater, telephone point, opening through to the re-fitted kitchen. The kitchen comprises a matching range of base and wall storage cupboards and drawers, with butcher's block-style square edge work surfacing incorporating a one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, under-counter plumbing space for washing machine, space for full height fridge/freezer, tiled splashbacks.

BEDROOM ONE
16'7" x 7'8" (5.06 x 2.35)
Double glazed window to the rear, fitted double wardrobe, TV point, Dimplex wall mounted fan heater.

BEDROOM TWO
12'0" x 5'8" (3.67 x 1.74)
Double glazed window, Dimplex wall mounted fan heater, full height wardrobe with hanging rail.

BATHROOM
6'3" x 5'8" (1.92 x 1.74)
Modern white three piece suite comprising panel bath with glass screen, mixer tap and shower attachment over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, electric ladder towel radiator, extractor fan, shaver point.

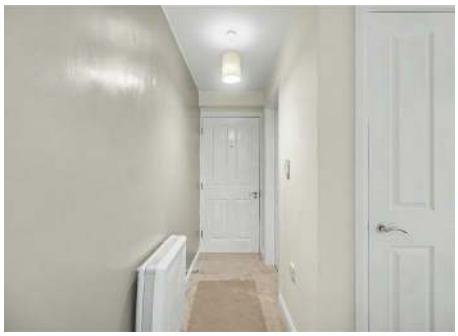
OUTSIDE
There is an allocated parking space to the rear accessed from the neighbouring road (Pinfold Lane). There are no other grounds/gardens associated directly to the property.

AGENTS NOTE
We understand that the property shares the freehold. However, there is a monthly charge for combined ground rent and service charge for 2026 which equates to £1542. (slightly inflated on previous charge for 2025 at £1200 with expectations beyond 2027 the service charge will reduce back to this amount). We ask that you confirm this information with your solicitor prior to completion.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Pass the entrance to Aldi, Scriggan House can be found on the left hand side, identified by our For Sale board. To gain access to the property for viewings, use the pedestrian access down the right of the building, use the rear entrance off Pinfold Lane to where the communal door to the building can be found.



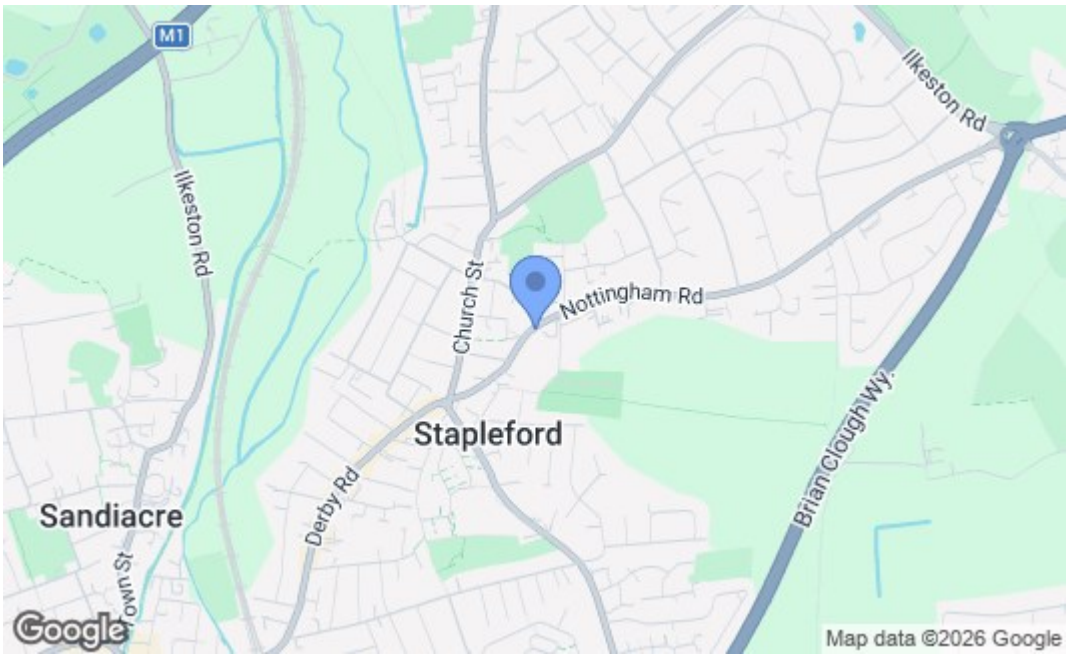


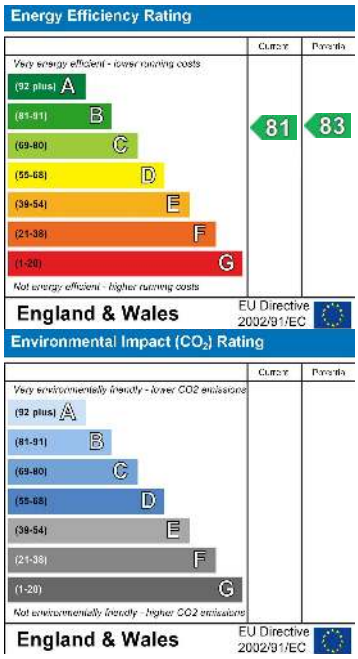












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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