Robert Ellis

look no further...

Derby Road
Stapleford, Nottingham NG9 7AS

A GROUND FLOOR ONE BEDROOM APARTMENT SET BACK FROM THE MAIN ROAD WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

£115,000 Leasehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS MODERN BUILD ONE BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

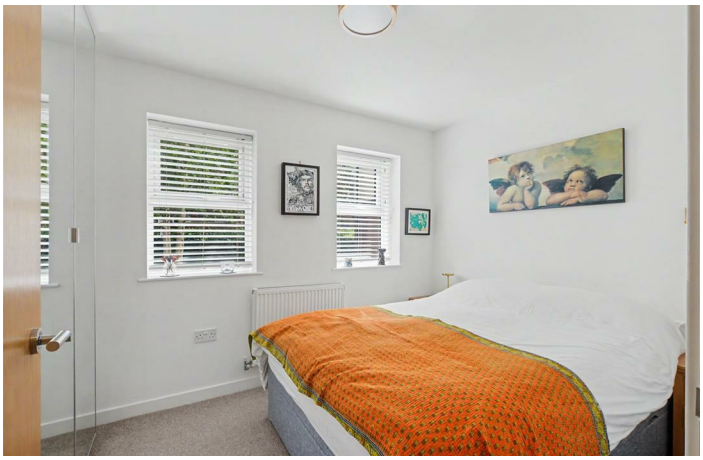
With single level accommodation comprising communal entrance hallway leading through to the apartment's inner hallway adjoining the double bedroom, upgraded shower room, boiler/storage closet and open plan living/dining/kitchen.

The property also benefits from gas fired central heating from a combination boiler, double glazing, one allocated parking space, hot and cold air conditioning unit, communal gardens and grounds.

We believe the property will make an ideal first time buy or investment opportunity, offering a reasonable rental yield, whilst also being conveniently located just off Derby Road in Stapleford.

There is easy access to the nearby shops, services and amenities, as well as fantastic on-the-doorstep transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



COMMUNAL ENTRANCE
Offering doors/staircases to all apartments.

ENTRANCE HALL
11'5" x 5'11" (3.50 x 1.81)
Panel entrance door, security phone entry system, radiator, spotlights, doors to all rooms, useful boiler closet housing the gas fired combination boiler (for central heating and hot water), coat pegs and consumer unit.

OPEN PLAN LIVING/DINING/KITCHEN
The living area offers a set of double glazed French doors opening out onto the communal garden area, radiator, media points and wall mounted hot and cold air conditioning unit. The living area then opens out to the kitchen space. The kitchen area comprises a matching range of fitted base and wall storage cupboards, with granite-effect roll top work surfacing incorporating a single sink and draining board with central mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, fitted four ring hob with extractor over and oven beneath, tiled splashbacks and LED spotlights.

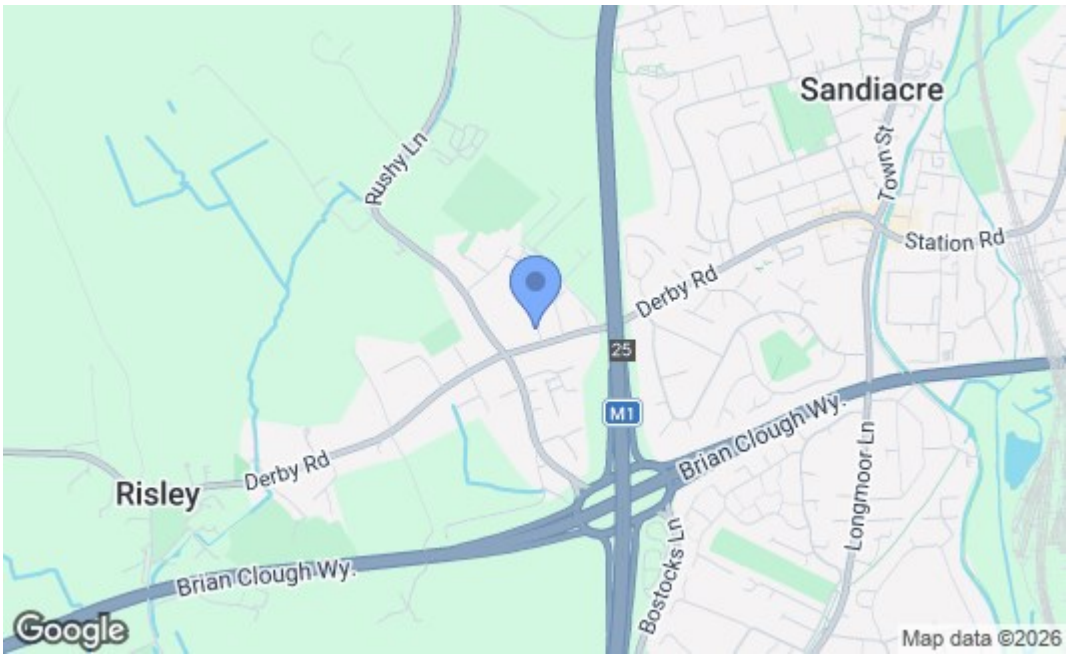
BEDROOM ONE
11'6" x 8'11" (3.53 x 2.73)
Two double glazed windows to the rear, radiator and telephone point.

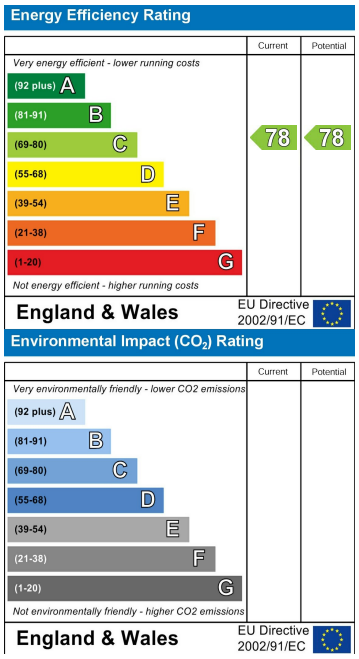
SHOWER ROOM
6'5" x 5'10" (1.96 x 1.80)
Recently re-fitted modern white three piece suite comprising walk-in double size shower cubicle with glass screen and dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, and hidden cistern push flush WC. Decorative marble-style wall boarding, double glazed window, wall mounted mirror fronted bathroom cabinets and chrome ladder towel radiator.

ALLOCATED PARKING
There is one allocated parking space belonging to the property.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 125 years from 2014. This leaves approximately 113 years remaining on the lease. We have also been notified that the ground rent is £10 per annum and the service charge is approximately £1328.20 per year. This equates to a quarterly charge of £332.05 or a monthly charge of £110.68. We ask that you confirm this information with your solicitor prior to completion.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn off Derby Road just past the precinct of shops and the nursery. Nursery Court can be found at the end of the driveway.





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.