



10 Stanesby Rise,
Nottingham, NG11 8BL

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this ground floor flat will make an ideal first time purchase.

The property provides well presented accommodation including a lounge, a kitchen, a fitted bathroom, and a bedroom.

Benefiting from gas central heating and double glazing, the property also has access to communal garden areas at the front and rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Viewing is recommended.

Guide Price £110,000





ACCOMMODATION

The entrance door at the front of the property opens into a hallway and then in turn the lounge.

Overlooking the front, the lounge has a storage cupboard, a ceiling light point, a radiator, and a door opening to the hallway.

From the hallway, there are doors into the bathroom, the kitchen, and the bedroom. There is also a door opening to the rear.



Fitted with wall and base units, with roll edge work surfaces over, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, and a freestanding cooker with an extractor hood over. There is a window to the rear, and a ceiling light point.

The bathroom is fitted with a bath with a shower and glazed screen over, a wash hand basin with a vanity unit beneath, and a concealed flush wc. There is a window to the rear, tiling to the walls, a ceiling light point, and radiator.

Completing the accommodation, the bedroom overlooks the front, and has a ceiling light point, and a radiator.

OUTSIDE

There are communal areas to both the front and the rear of the property.

There are lawned areas to the front, with mature plants and shrubs, and a tarmac area to the rear.



LEASEHOLD INFORMATION

We have been informed by the vendor that the ground rent is £10 per annum and the service charge is £550 per annum.

The lease commenced on 25/03/1988 for 125 years.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

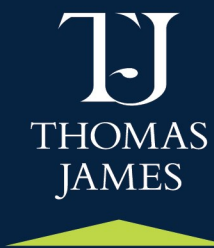
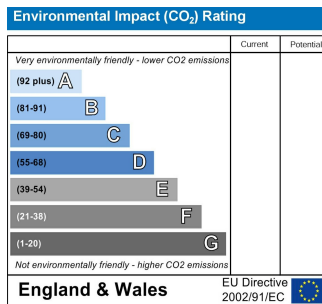
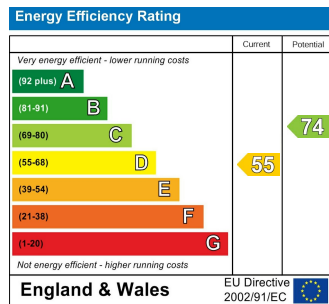
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