



40 Stavely Way,
Gamston, NG2 6QR

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This modern apartment occupies a first floor position in a popular development.

The property provides accommodation including an entrance hall, two bedrooms (one with an en-suite shower room), a fitted family bathroom, and an open plan reception with a Juliette style balcony, which incorporates the living, dining and kitchen areas.

Benefiting from a security entry phone system, and gas central heating, the property also has access to communal garden areas on the development.

We are advised that the property is currently let, at £900 per calendar month, and the tenants have indicated that they would be happy to remain in situ.

Situated in the popular Gamston area of Nottingham, the property is within easy reach of the City Centre, local facilities and schools, and is close to the National Water Sports Centre at Holme Pierrepont.

Offered to the market with no upward chain.

Viewing is recommended.

Guide Price £170,000





COMMUNAL ENTRANCE

The communal entrance door leads into the communal entrance hall. From here, stairs rise to all floors.

On reaching the first floor, the private entrance door opens to the apartment.

PRIVATE ACCOMMODATION

The entrance door opens to the entrance hall. Here, there is a cupboard housing the hot water cylinder, a further shelved storage cupboard, and doors into two bedrooms, the family bathroom, and the open plan reception room.

Bedroom one overlooks the rear, has a range of built in wardrobes, and an en-suite shower room (fitted with a corner shower cubicle, a wash hand basin, and a wc). Bedroom two overlooks the side.

The family bathroom is fitted with a bath with a rainfall shower over, a wc, and a wash hand basin set in a vanity unit.

The bright open plan reception room incorporates the kitchen, living and dining areas. The kitchen area is fitted with a range of wall, drawer and base units, has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in fridge/freezer, a double oven, and a four ring gas hob. There are French doors opening to a Juliette style balcony, multiple windows, and a cupboard housing the Suprima central heating boiler.

OUTSIDE

There are communal garden areas on the development.

Leasehold Information

We have been informed by the vendor that the ground rent is £295 per annum, The service charge can vary year on year but on average is c£1,100 per annum. There are 982 years remaining on the lease.

Please contact Thomas James Estate Agents for any further information.

Currently Let

We are advised that the property is currently let, at £900 per calendar month. The tenants have indicated that they would be happy to remain in situ.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,112.48.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



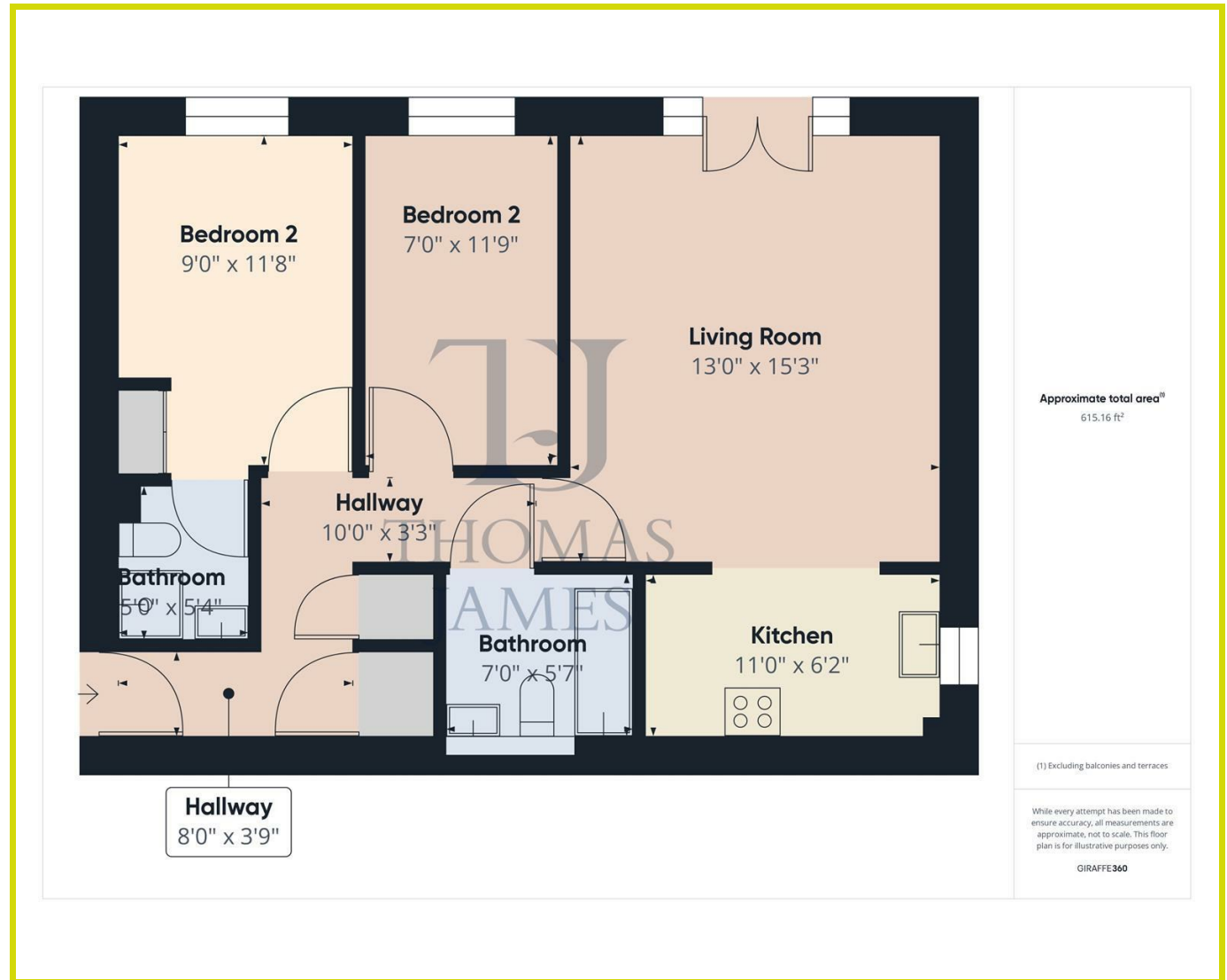
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

