



## 2 Butterley Court Old Stone Bridge, Ironville, Nottingham, NG16 5NE

**£87,000**



An impressive one bedroom ground floor apartment, having been thoroughly modernised with newly appointed kitchen and shower room. Located in the historic Butterley Company Mechanics Institute situated on the Nottingham Derbyshire border. The character property has many original features dating from 1846. There is allocated car parking and communal garden. Offered with vacant possession / no chain.



# 2 Butterley Court Old Stone Bridge, Ironville, Nottingham, NG16 5NE

£87,000



Viewing is highly recommended to appreciate the character and history of this impressive building. Accessed via an original doorway into the shared lobby the ground floor accommodation comprises open plan living dining space with newly replaced UPVC character sash windows feature exposed brick arches and inset mood lighting, tall ceilings, period style doors and skirting boards. There is a quality fitted kitchen with integrated appliances, newly appointed shower room and one bedroom.

Benefitting from UPVC double glazed sash style, full height windows, gas central heating fired by an Ideal combi boiler. There is an electronic security door entry system.

There is a communal courtyard garden with flagstone path leading to an entrance lobby, where No 2 can be found on the ground floor. To the rear of the building is a courtyard with allocated car parking.

Codnor Park has a fascinating industrial heritage. The Butterley Company built the model village of Ironville and many substantial properties to support and enhance the life style of its hard working workforce. The nearby railway and canal transported goods to and from the mines, factories and ironworks in the area. Situated on the Nottinghamshire, Derbyshire border Codnor Park has easy access to major road links ie A38 and M1. The local Wildlife Trust

are working to clear the historic canal and nearby wetlands, encouraging native wildlife to the area. The nearby reservoir allows fishing and many countryside walks close by, local shops, primary school and local facilities in the nearby villages of Jacksdale, Riddings and Ripley.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Accessed through a communal entrance door into an inner hallway with electronic door entry, where No 2 can be found to the right.

### ENTRANCE HALL

A wooden entrance door opens into a reception hallway with large double cupboard providing hanging storage

### FITTED KITCHEN

7'7" x 6'8" (2.32 x 2.05)

Newly appointed with a range of stylish slate grey base cupboards, drawers and eye level units with wood effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated electric oven, induction hob, extractor hood, plumbing for an automatic washing machine and space for a fridge freezer. There is wood effect flooring.

### LOUNGE

15'10" x 9'4" (4.85 x 2.87)

There is a triple UPVC double glazed sliding sash window to the front, radiator,

decorative tongue and groove panelling and a feature brick built TV plinth with TV aerial point and a wall mounted gas boiler, serving the domestic hot water and central heating system.

### **SHOWER ROOM**

Beautifully appointed with a newly refitted double shower enclosure with thermostatic shower, complementary granite effect full tiling, low flush WC and vanity wash hand basin with useful storage beneath, radiator, ceramic tiled flooring and extractor fan.

### **BEDROOM**

10'2" x 6'6" (3.1 x 2.0)

There is a UPVC double glazed window to the front, radiator and tongue and groove panelling.

### **LEASEHOLD**

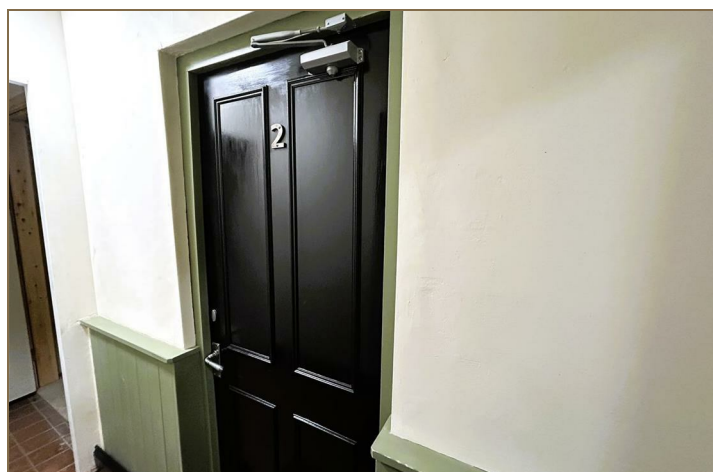
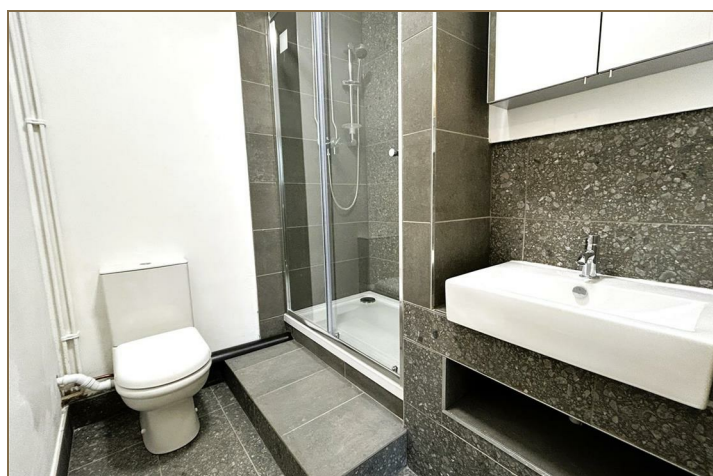
Please call our Belper office for further details.

### **OUTSIDE**

The property has a rear courtyard with an allocated car parking space. There is a

communal courtyard garden shared by the residents.

A member of staff at the Belper Office is a family member of the vendor of this property.



## Road Map



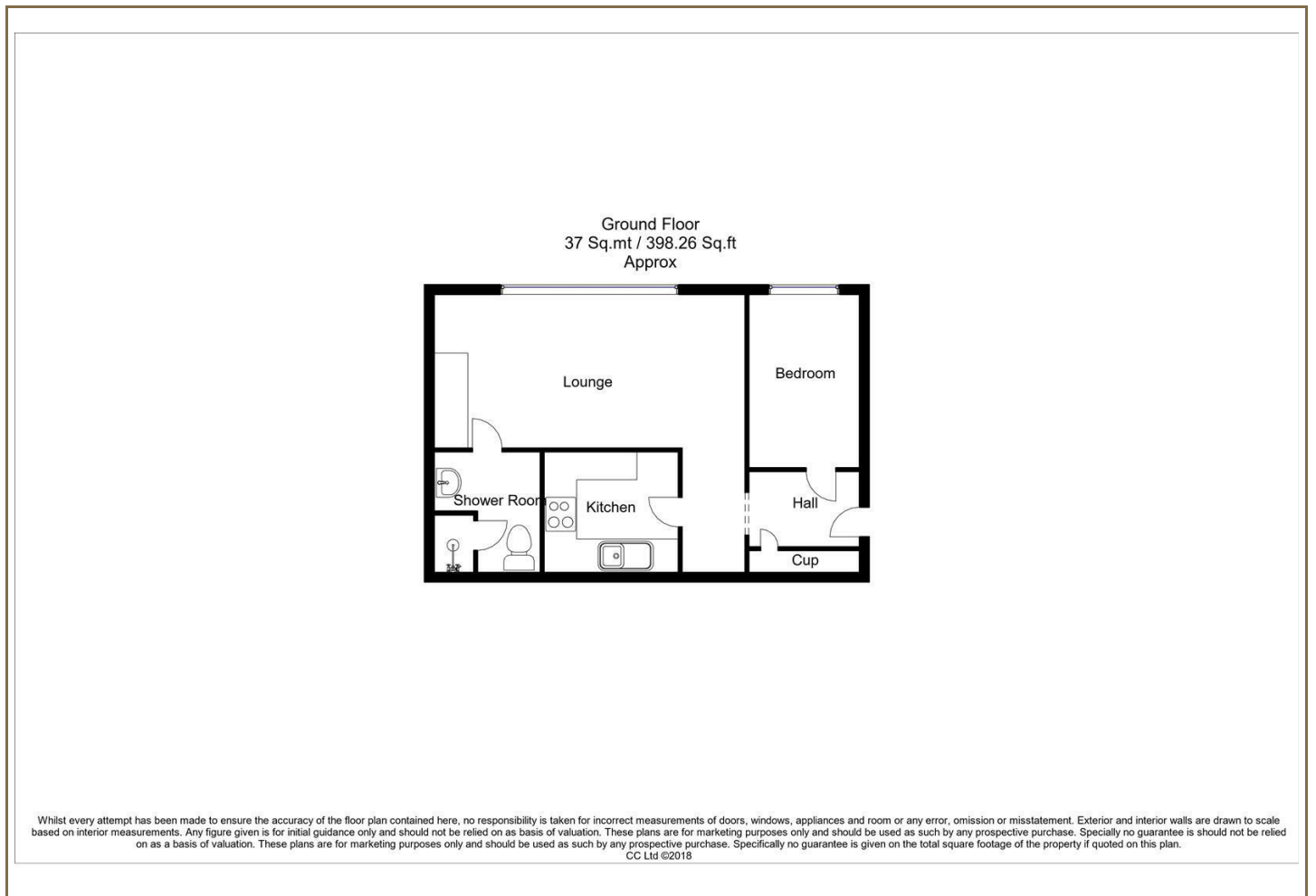
## Hybrid Map



## Terrain Map



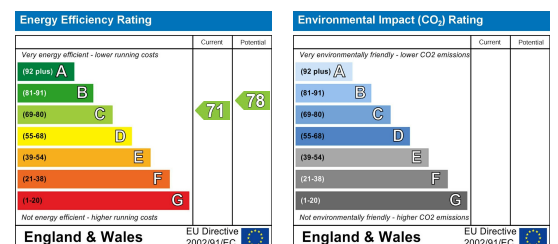
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk