



Hickings Lane
Stapleford, Nottingham NG9 8PJ

A GROUND FLOOR OVER 55'S TWO
BEDROOM RETIREMENT APARTMENT
WITH PARKING.

£229,950 Leasehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS OVER 55'S GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT CONSTRUCTED BY MACARTHY & STONE IN 2018 IS BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.

With ground floor accommodation comprising entrance hall with useful walk-in storage closet, double utility cupboard housing the plumbing for washing machine and Vent-Axia air filtration system, and doors to all other rooms which incorporate a modern shower room, two good sized bedrooms, living room with useful larder/storage cupboard, and fitted kitchen.

The property also benefits from modern style electric panel radiators, access to a front garden patio, and one allocated parking space within the gated complex.

There is also easy access to facilities onsite such as the community lounge and kitchen/conservatory, as well as the maintained communal gardens which stretch all around the property.

As previously mentioned, the property is available to those over 55 and comes to the market in ready to move into condition with the benefit of NO UPWARD CHAIN.

We highly recommend an internal viewing.



COMMUNAL ENTRANCE HALLWAY

Accessed via the front entrance from the car park, passing the Manager's Office, buggy store and entrance to the communal lounge. There are stairs and lifts to all floors. Access to Apartment 1.

ENTRANCE HALL

10'9" x 7'9" (3.28 x 2.38)

Panel entrance door, walk-in storage cupboard with fixed racking and shelving, whilst also housing the wall mounted electrical consumer box, spotlights, tile effect flooring, modern style Dimplex electric heater, utility closet housing the Vent-Axia air filtration system, plumbing for washing machine and water cylinder. Doors to all rooms.

LOUNGE

22'0" x 13'1" (6.73 x 4.00)

uPVC double glazed door giving access to a front patio with double glazed windows to the side of the door and fitted blinds, Vent-Axia air filtration point, media points, Dimplex wall mounted electric heater, panel and glazed door to kitchen and further door to larder.

LARDER/CLOSET

5'2" x 4'4" (1.58 x 1.33)

Lighting, offering useful storage space with shelving.

KITCHEN

9'4" x 7'8" (2.86 x 2.36)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing, incorporating single sink and draining board with central mixer tap, Vent-Axia air filtration point. Fitted four ring hob with Bosch extractor over, fitted Bosch oven, in-built fridge and freezer. Double glazed window to the front with fitted blinds, anti-slip tiled flooring, extractor fan, plinth heater.

BEDROOM ONE

14'10" x 9'4" (4.54 x 2.87)

Double glazed uPVC door to the front opening out to a secondary front patio with double glazed window to the side of the door, fitted blinds, wall mounted Dimplex heater, TV point, door to large walk-in wardrobe with lighting, fitted furniture, Vent-Axia air filtration point.

BEDROOM TWO

13'8" x 9'3" (4.17 x 2.82)

Double glazed window to the front with fitted blinds, wall mounted Dimplex heater, telephone and TV points, Vent-Axia air filtration point.

SHOWER ROOM

7'1" x 6'7" (2.17 x 2.03)

Modern three piece suite comprising walk-in double size tiled shower cubicle with mains shower and glass screen, wash hand basin with mixer tap and double storage cupboards beneath, hidden cistern push flush WC. Wall mounted LED lit bathroom mirror, electric chrome heated ladder towel radiator, Dimplex wall mounted fan, Vent-Axia air filtration point.

ALLOCATED PARKING

The property benefits from one allocated parking space within the gated car park.

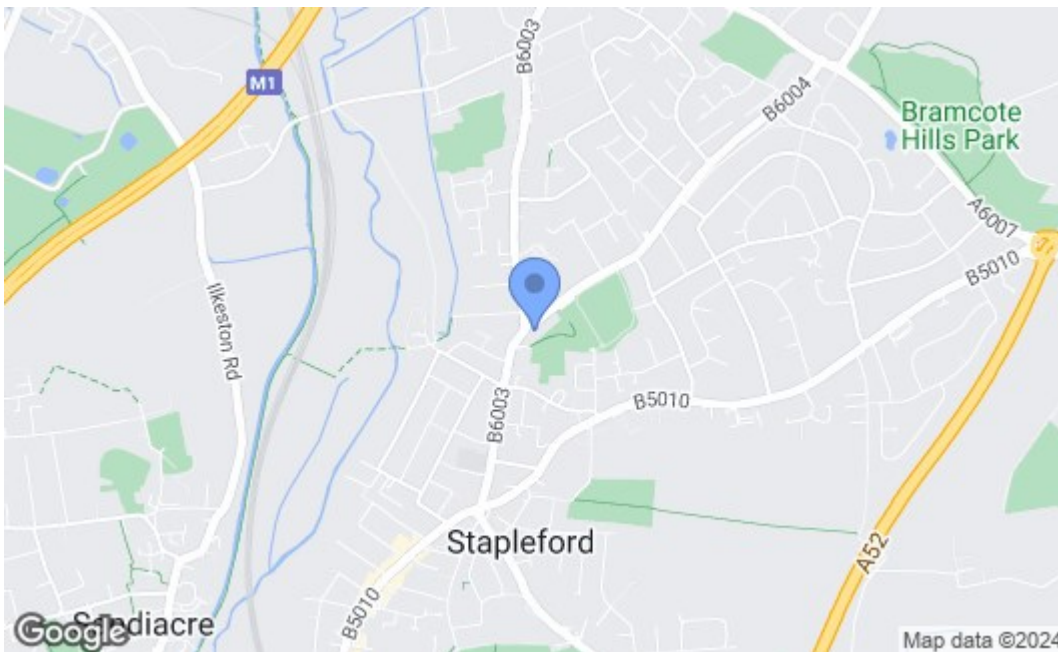
AGENT'S NOTE

It is understood that the property is held on a leasehold term of 999 from February 2018. It is noted that the ground rent is £495 pa (paid in 2 installments of £247.50 in June and January). The current year's service charge total is £281 per month. We, of course, ask that you check with your solicitor before completion on the current charges. The service charge does not cover external costs such as your Council Tax, electricity, or TV, but does include the cost of your House Manager, water and sewage rates, 24 hour emergency call system, heating and maintenance of all communal areas, all external window cleaning, exterior property maintenance, gardening and a contingency fund and insurance for the building). It is also noted, as we understand that the property has a current Council Tax Band rating of A. Again, we ask that you confirm this information with your solicitors prior to completion.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights turning left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed in the direction of Bramcote. After passing the turning on the right for Ewe Lamb Lane, the site can then be found on the right hand side via double opening electric gates.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.