



**Derby Road  
Risley, Derbyshire DE72 3TW**

**Offers Over £205,000 Leasehold**

A GROUND FLOOR TWO DOUBLE BEDROOM, TWO BATHROOM, 2004 CONSTRUCTED APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS 2004 CONSTRUCTED GROUND FLOOR TWO DOUBLE BEDROOM, TWO BATHROOM LUXURY APARTMENT SITUATED IN THIS SOUGHT AFTER VILLAGE LOCATION.

With accommodation comprising a spacious entrance hallway with useful storage cupboards, full width lounge/diner to the rear with double doors opening out to the rear gardens and parking area, kitchen with separate utility room, principal bedroom with en-suite facilities and double walk-in wardrobe, guest double bedroom, along with a spacious family bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing and an allocated parking space situated to the rear of the flats.

The property is situated in this desirable village location, yet also provides fantastic transport links nearby such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services in the nearby towns of Stapleford, Beeston and Long Eaton. Easy access to nearby schooling for all ages (if required) and open countryside.

We believe the property would suit a wide variety of buying types including those looking to downsize, buy their first home or retain a potential lock up and leave property or investment opportunity.

We highly recommend an internal viewing to fully appreciate the size and location of the property on offer.



## COMMUNAL ENTRANCE

With front and back door entrance from either the front of the block or the car parking area to the rear with access to the ground floor entrance door to the apartment.

## ENTRANCE HALL

18'11" x 9'2" (5.78 x 2.80)

Radiator, decorative coving, security phone entry system, alarm control panel, doors to all ground floor rooms, useful double storage closet with coat pegs.

## LOUNGE

21'4" x 13'5" (6.52 x 4.09)

Double glazed window to the rear (with fitted blinds), double glazed French doors opening out to the rear communal gardens and parking area (with fitted blinds) full height double glazed windows to either side of the doors (also with fitted blinds). Recently laid floor covering, media points, radiator, coving.

## KITCHEN

13'0" x 11'7" (3.97 x 3.55)

Comprising a matching range of "L" shaped fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, in-built fridge, freezer and dishwasher, three double glazed windows to the side, decorative tiled splashbacks, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), radiator, tiled floor, spotlights. Door to utility area.

## UTILITY AREA

7'5" x 4'4" (2.28 x 1.34)

Two separate roll top work surface areas, space underneath for washing machine, potential tumble dryer or other kitchen appliances, two matching double wall mounted storage cupboard, matching to the kitchen tiled floor, spotlights and extractor fan.

## BEDROOM ONE

21'7" max x 9'10" max (6.60 max x 3.00 max)

Double glazed bay window to the front (with fitted blinds), two radiators, media points. Door to en-suite and double doors to a built-in wardrobe with shelving and hanging rail.

## EN-SUITE

6'2" x 5'4" (1.88 x 1.64)

Modern white three piece suite comprising corner shower

cubicle with decorative butterfly boards, glass shower screen and door, dual attachment mains drench and shower attachment. Wash hand basin, push flush WC. Partial wall tiling, wall mounted shaver point, double glazed window to the side (with fitted blinds), radiator, extractor fan, spotlights.

## BEDROOM TWO

12'1" x 9'1" (3.69 x 2.78)

Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe with shelving and hanging space.

## BATHROOM

8'6" x 5'4" (2.60 x 1.65)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, wash hand basin, push flush WC. Partial wall tiling, laminate flooring, radiator, spotlights, extractor fan.

## OUTSIDE

There are communal grounds and gardens to the front, sides and rear, all maintained within the service charge. There is then access between the two blocks of flats to the parking area to the rear.

## ALLOCATED PARKING

The property benefits from one allocated parking space to the rear.

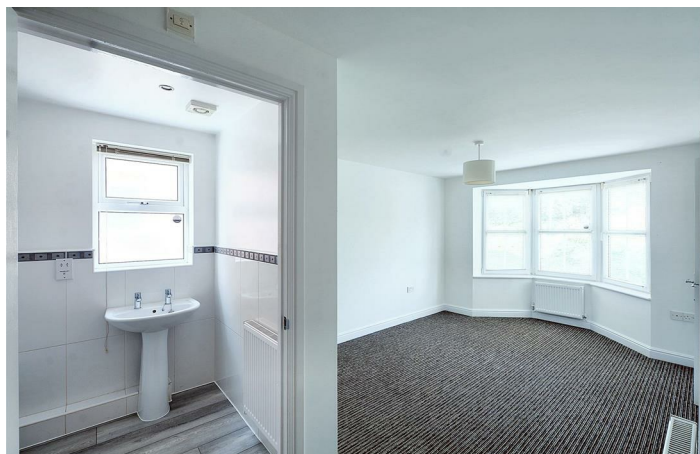
## AGENTS NOTE

It is understood that the property is held on a leasehold term of 150 years from 1st May 2004 with approximately 130 years remaining. There is an annual ground rent of £50 paid in equal quarterly installments of £12.50 per quarter. It is understood that the annual service charge equates to £1502.28 paid in quarterly installments of £375.57.

We ask that you confirm this information with your solicitor prior to completion.

## DIRECTIONAL NOTE

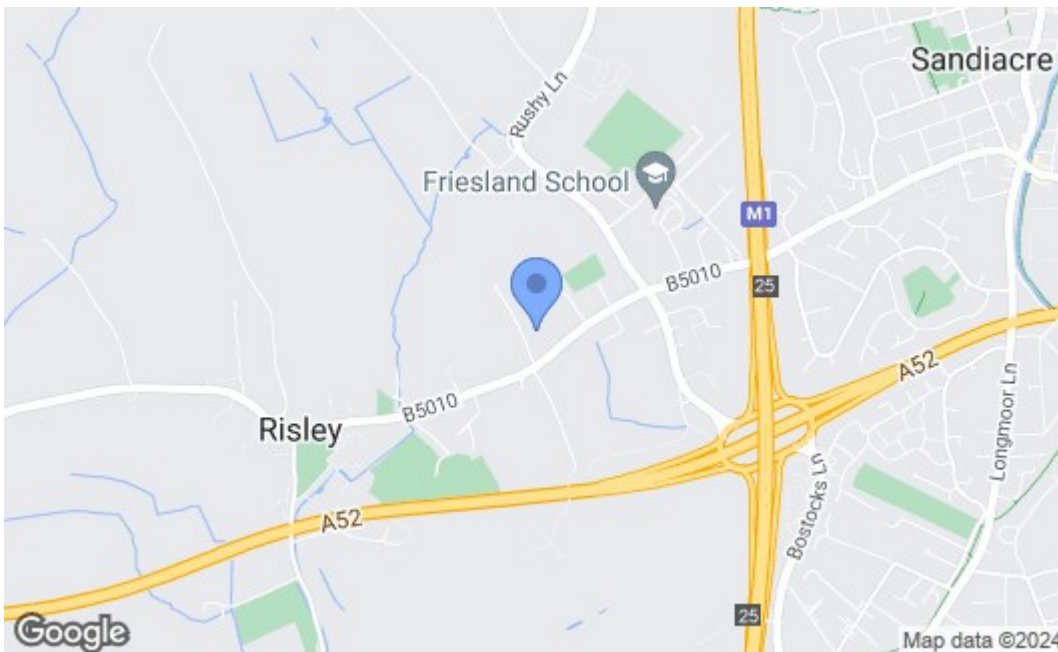
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Continue over the next set of traffic lights onto Derby Road, Risley and the block of apartments can be found on the left hand side, identified by our For Sale board.



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  | 78                      | 81        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.