



Gibbons Avenue  
Stapleford, Nottingham NG9 7DR

**£117,500 Leasehold**

A FIRST FLOOR TWO DOUBLE BEDROOM  
APARTMENT OFFERED FOR SALE WITH  
NO UPWARD CHAIN



Robert Ellis are pleased to welcome to the market, with the added benefit of being sold with no upward chain, this first floor two double bedroom apartment situated within walking distance of the town centre.

With first floor accommodation comprising of an entrance lobby with useful storage cupboard and access to a balcony, kitchen, living room, inner hallway, two double bedrooms and a three piece bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing and its own garden space to the rear.

As previously mentioned the property is located within walking distance of the shops, services and amenities within Stapleford town centre, there is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy trust and for those needing to commute there is good transport links nearby such as the A52 for Nottingham and Derby, M1 J25 motorway and Nottingham electric tram terminus situated at Bardill's roundabout.

We believe the property itself would make an ideal first time buyer investment opportunity and therefore highly recommend an internal viewing.



### Entrance Lobby

6'11" x 4'1" approx (2.11m x 1.26m approx)

Composite and double glazed front entrance door, security com entry phone system, useful large walk-in closet, UPVC panel and double glazed door to balcony and internal doors to the kitchen and living room.

### Balcony

Making an ideal seating area with exposed brickwork, covered shelter and looking onto the garden space at the rear.

### Kitchen

11'0" x 7'8" approx (3.36m x 2.36m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers with granite effect roll edged work surfaces incorporating counter level 1½ bowl sink unit with reduced size drainer and central swan neck mixer tap. Decorative tiled splashback, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for undercounter fridge and freezer, plinth, lighting points, boiler cupboard housing the gas central heating combination boiler, also housing the electricity meter, double glazed window to the rear overlooking the garden space with fitted blinds and radiator.

### Living Room

15'10" x 11'5" approx (4.84m x 3.49m approx)

Double glazed window to the front with fitted blinds, radiator and media points. Door to inner lobby.

### Inner Hallway

5'4" x 3'10" approx (1.64m x 1.18m approx)

Loft access point, doors to both bedrooms and bathroom.

### Bedroom 1

13'10" x 10'7" approx (4.24m x 3.24m approx)

Double glazed window to the front with fitted blinds and radiator.

### Bedroom 2

12'10" x 8'4" approx (3.93m x 2.55m approx)

Double glazed window to the rear with fitted blinds and radiator.

### Bathroom

8'3" x 5'6" approx (2.52m x 1.69m approx)

Three piece suite comprising panelled bath with glass shower screen, waterfall style mixer tap and dual attachment mains ran shower, wash hand basin with mixer tap and push flush w.c. Tiling to the walls and floor, double glazed window to the rear with fitted blinds and radiator.

### Outside

To the front of the property there is a pathway to the communal entrance door with communal staircase then rising up to the second floor.

To the rear the property benefits from its own garden space being predominantly lawned.

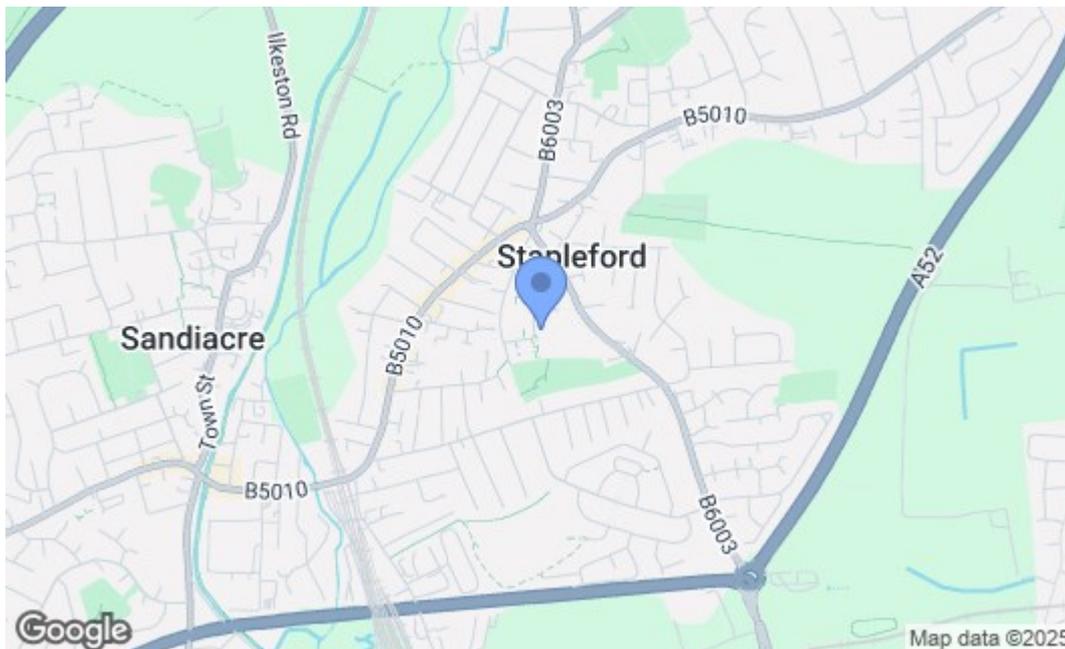
### Directions

From our Stapleford branch on Derby Road proceed to the roach traffic lights and turn right onto Toton Lane. Take an immediate right onto Eaton Road and continue along before taking a left hand turn onto Gibbons Avenue. A pedestrian footway on the right hand side will then take you towards the property.

### Agents Notes

It is understood the property is held on a leasehold term of 125 years from 16.3.03 running until 17.3.2128 with approx 103 years remaining. It is also understood the ground rent is £10 p.a. and the service charge has been approx £450 for the last calendar year. We ask that you confirm the current ground rent and service charge information along with the lease details with your solicitor prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.