



**Maple Cottages**  
**Risley Hall, Risley DE72 3WJ**

**£190,000 Leasehold**

A FIRST FLOOR OVER-55'S TWO  
BEDROOM APARTMENT.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS FIRST FLOOR TWO BEDROOM OVER-55'S APARTMENT SITUATED WITHIN THE GROUND OF RISLEY HALL.

With accommodation on one level comprising entrance hallway, two bedrooms, shower room, recently upgraded kitchen and spacious dual aspect lounge diner.

The property also benefits from recently replaced gas fired central heating combination boiler, double glazing and the use of the communal grounds and parking spaces.

The property is located within the grounds of the historic Risley Hall which is within close proximity of nearby day to day amenities, including the shops and services in the neighbouring towns of Stapleford, Sandiacre and Long Eaton. For those who need to commute, there are good road networks nearby, such as 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 nearby outdoor countryside and local walks.

Due to the age restrictions, the property is available for those aged 55 and over.

The property is in a ready to move into condition and we highly recommend an internal viewing.



### ENTRANCE HALL

26'11" x 3'2" (8.21 x 0.98)

Panel and glazed front entrance door off the communal landing which has a staircase rising from the ground floor entrance door, as well as use of the communal lift. Coat pegs, wall mounted electrical consumer box, coving, security intercom telephone system, radiator, useful double cloaks cupboard, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), internal doors linking the reception room, kitchen, shower room and two bedrooms.

### BEDROOM ONE

11'7" x 8'7" (3.55 x 2.64)

Double glazed window to the rear, radiator, wall light points, range of fitted bedroom furniture including full height wardrobes, overhead cupboards, bedside cabinets.

### BEDROOM TWO

8'7" x 7'0" (2.64 x 2.14)

Double glazed window to the rear (with fitted roller blind), radiator, wall light points).

### SHOWER ROOM

6'10" x 5'4" (2.09 x 1.64)

Modern white three piece suite comprising walk-in double sized tiled shower cubicle with 'Mira Zest' electric shower and glass shower screen, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, radiator, mirror fronted bathroom cabinet, spotlights, extractor fan.

### KITCHEN

14'6" x 8'3" (4.44 x 2.53)

The kitchen comprises a recently re-fitted range of matching base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over, integrated fridge/freezer, washing machine and slimline dishwasher, double glazed window to the rear, radiator, spotlights and loft access point.

### DUAL ASPECT LOUNGE DINER

25'3" x 12'9" (7.72 x 3.91)

Double glazed windows to both the front and rear, letting

in lots of natural light, two radiators to either side of the room, Adam-style fire surround with marble insert and hearth housing a coal effect fire, media points, wall light points.

### OUTSIDE

The property benefits from the use of the communal grounds and gardens which are maintained as part of the monthly service charge.

### AGENTS NOTE

It is understood that the property is held on a leasehold term of 199 years from 1997 with 171 years remaining. It is also noted that the ground rent is £175 per annum and the service charge is approximately £190 per month, this includes the external gardener, window and guttering cleaning, external repairs, buildings insurance and care line. We ask that you confirm this information with your solicitor prior to completion. We also understand that the development is managed by RMC Risley Management Co and details of the lease and management charges should be verified prior to completion.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, continue straight over onto Derby Road and head in the direction of Risley. Cross the motorway bridge and beyond the next set of traffic lights onto Derby Road, Risley. Continue in the direction of Risley Park, look for and take a left hand turn into the Risley Hall complex. Follow the signs to the right and head towards Maple Cottages. The property can be found on the left hand side, with the parking bays in front of the property.

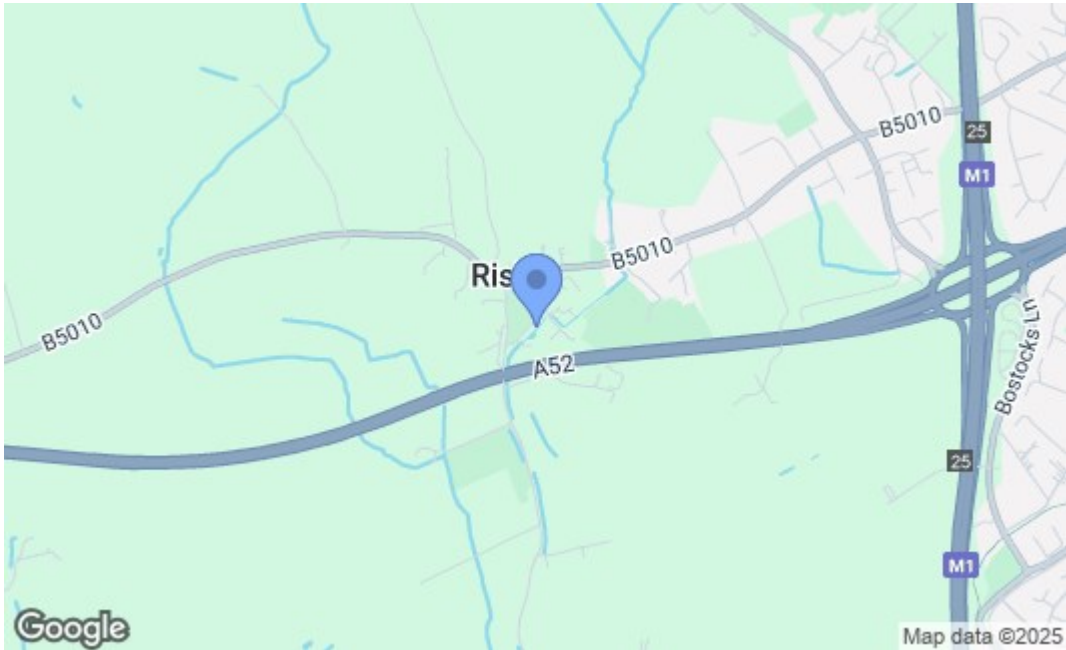
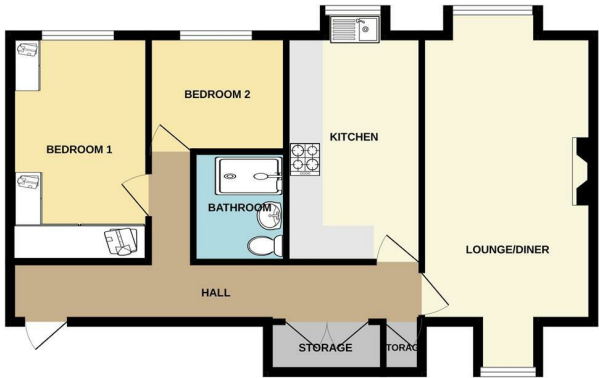
### COMMUNAL PARKING BAYS

Used by residents on a first come, first served basis. The property has no specific parking allocation.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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 <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		
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.