



Maple Cottages,  
Risley, Derbyshire  
DE72 3WJ

**Price Guide £200-210,000**  
**Leasehold**





THIS IS A SPACIOUS TWO BEDROOM GROUND FLOOR PROPERTY WHICH OVER RECENT YEARS HAS BEEN UPGRADED AND IS SITUATED WITHIN THIS PRESTIGIOUS RETIREMENT DEVELOPMENT.

Being located within the Risley Park retirement village, this highly appointed ground floor property will make an ideal home for a single person or couple who are looking for easy to maintain accommodation arranged on one level. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and quality of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Situated in Risley, the property is within easy reach of the shopping facilities provided in the nearby villages of Breaston and Borrowwash as well as at Sandiacre and Long Eaton which is only a short drive away, all of which has helped to make this a very popular and convenient place to live.

The property is tastefully finished throughout and derives the benefits from having gas central heating and double glazing and includes an open porch leading through the front door to the reception hall which has quality laminate flooring that extends into the main living space and bedrooms. The kitchen is positioned at the front of the property and this has recently been re-fitted with Shaker style units and wood grain work surfaces and includes Smeg cooking appliances as well as an integrated dishwasher and washing machine and has a window at the front which provides views over the open space at the front of the development. The lounge/sitting room includes a dining or study area and this has patio doors leading to the conservatory which in turn has doors opening to the patio area at the rear of the apartment. The master bedroom is situated at the rear and this has ranges of built-in bedroom, furniture and the second bedroom is at the front with a window overlooking the open field at the front of the development and this bedroom also has built-in wardrobes. The shower room is tiled with mirrored panelling to one wall and has a walk-in shower with a mains flow shower system. Outside there is a patio area with fencing to the boundaries at the rear which overlooks the Golden Brook and there are communal gardens and field in front of the property we are selling.

Risley Park is only a few minutes drive from Breaston village and Borrowwash where there are Co-op stores with further shopping facilities being found in Sandiacre, where there is again a Co-op and a Lidl and at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, Pride Park is also only a short drive away along the A52 where there is a Sainsbury's, Costco and other outlets, there are healthcare and sports facilities which include several local golf courses, the Risley Park pub and restaurant is a two minute walk away and there are further pubs and places to eat in Breaston, Stanton by Dale and Dale Abbey, there are walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an arched entrance and a tiled floor and outside light leading through a UPVC front door with two inset opaque glazed panels and a matching opaque glazed side panel leading to:

### Reception Hall

Laminate flooring that extends through into the lounge and bedrooms, built-in cloaks cupboard with a shelf and hanging rail, cornice to the wall and ceiling and a further built-in storage cupboard where the boiler is housed.

### Lounge/Dining Room

17' x 10'10 to 10' approx (5.18m x 3.30m to 3.05m approx)

Double glazed patio doors leading into the conservatory, radiator, laminate flooring, cornice to the wall and ceiling and an aerial point and power point for a wall mounted TV.

### Conservatory

10' x 7' approx (3.05m x 2.13m approx)

Having double opening double glazed French doors leading out to the garden, double glazed windows to the rear and sides, tiled flooring and a pitched polycarbonate roof.

### Breakfast Kitchen

12' x 6'10 approx (3.66m x 2.08m approx)

The kitchen has been recently re-fitted with Shaker style units having stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a Smeg induction hob set in a wood grain effect work surface which has seating at one end and cupboards, an integrated washing machine and an integrated dishwasher below, space for a fridge freezer, L shaped work surface with drawers and cupboard beneath, Smeg oven with cupboards above and below, upright shelved pantry style cupboard, hood and back plate to the cooking area, matching eye level wall cupboards with lighting under, LED lighting to the floor plinths below the kitchen units and an arched double glazed window with an electric blind with a granite sill overlooking open space at the front of the property.

### Bedroom 1

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window with an electric blind to the rear, range of built-in wardrobes with one door having a mirror fronted panel providing hanging space and shelving, matching dressing table with drawers below and two bedside cabinets with two shelves to the wall above the bed position and a TV aerial and power point for a wall mounted TV.

### Bedroom 2

10' x 7' to 5' approx (3.05m x 2.13m to 1.52m approx)

Arched double glazed window overlooking open space to the front of the property, radiator, laminate flooring, wall mounted electric consumer unit and a double built-in wardrobe.

### Shower Room

The shower room is fully tiled to three walls and has mirrored panelling to a fourth wall, large walk-in shower with a mains flow shower system having an overhead shower and hand held shower and a protective glazed screen with a tiled surface at one end, hand basin with a mixer tap set on a surface with shelves and cupboards beneath and a mirror with lighting to the wall above, low flush w.c., chrome ladder towel radiator, tiled flooring, X-pelair fan and recessed lighting to the ceiling.



### Outside

There is a slabbed patio area to the rear of the property which is accessed from the conservatory and has a picket fence running along the rear boundary with views over the Golden Brook and there is a further piece of garden on the far side of the brook which doesn't belong to the property but has been maintained by the owner of the property we are selling and there is fencing to both the side boundaries.

There is a large open field in front of the property which provides a lovely area to walk and all the gardens around the grounds are maintained by the management company.

### Garage

15'6 x 7'10 approx (4.72m x 2.39m approx)

The garage is the left hand garage and in a block of three garages positioned to the right of the row of properties in front of the open space. The garage provides an excellent storage facility and has an up and over door to the front, power and lighting.

### Agents Notes

The property is held leasehold with a 199 year lease commencing 1st January 1987. There is a management charge of £190 pcm and there is a ground rent of £125 pa (charges to be verified by the purchasers solicitor). The management of the development is run by Risley Park Management Company which was formed in July 2023.

### Directions

Risley is best approached by leaving the M1 J25 proceeding north along Bostocks Lane to the Derby Road traffic lights. Turn left into the village of Risley and Risley Hall can be found on the left hand side some 1/3 mile from the junction.  
8585AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

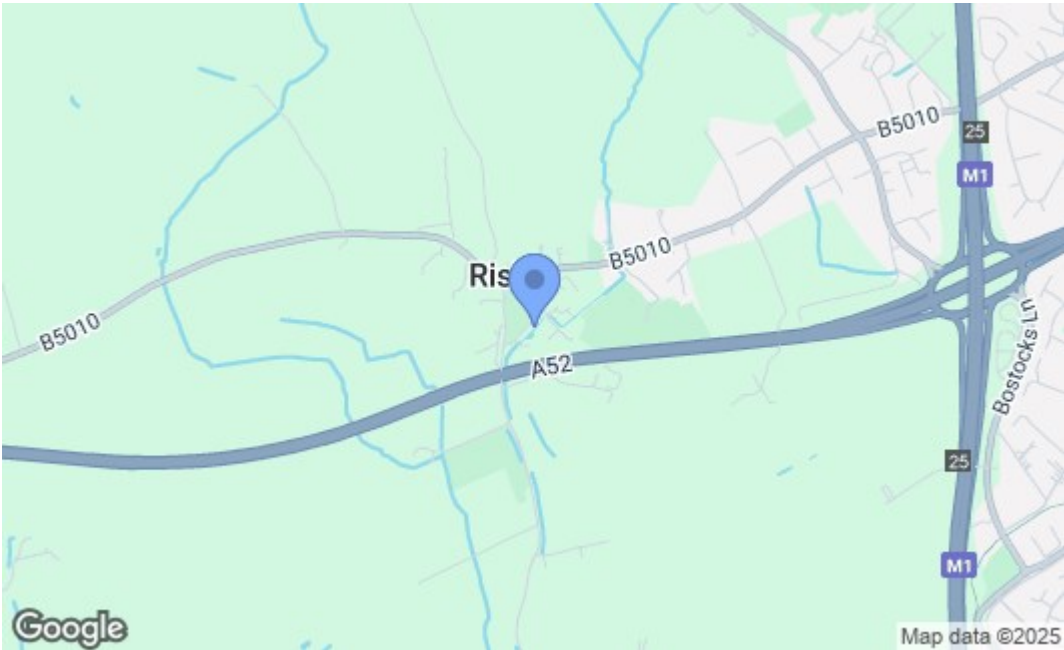
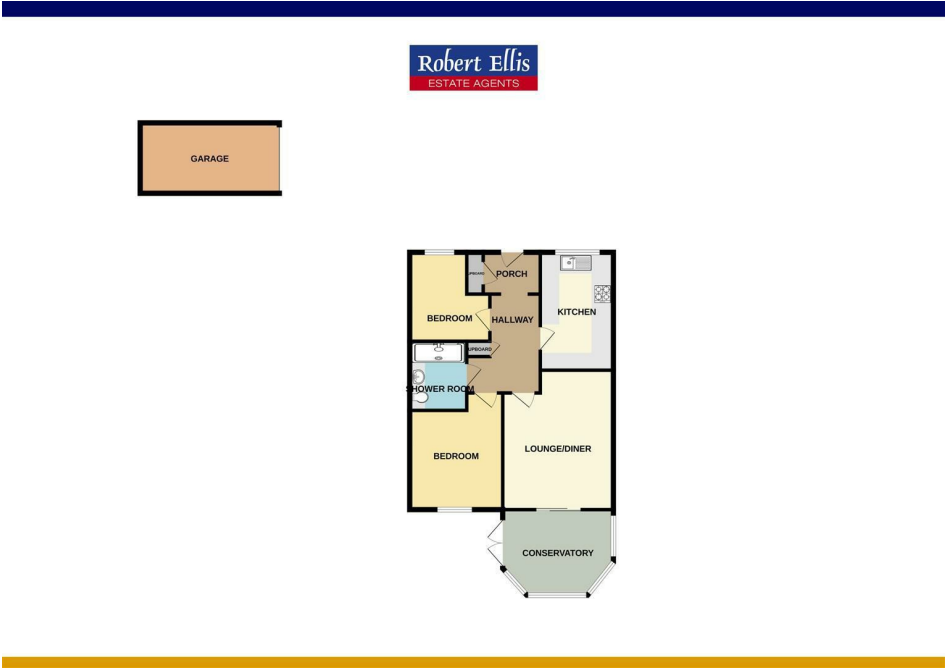
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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.