



**Gibbons Avenue  
Stapleford, Nottingham NG9 7DR**

**£109,500 Leasehold**

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN THE TOWN CENTRE.

With accommodation on one first floor level comprising of an entrance hallway, balcony, kitchen, living room, inner hallway, two double bedrooms and shower room.

The property also benefits from gas fired central heating from combi boiler, double glazing and garden to the rear.

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access (if required) to good local schooling. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham/Derby and Junction 25 of the M11 motorway.

Other amenities close by include the Nottingham electric tram terminus situated at Bardills roundabout, as well as open access to Archer's Field and Queen Elizabeth Park.

We believe the property will make an ideal first time buy or investment opportunity and we highly recommend an internal viewing.



## COMMUNAL ENTRANCE

With securitycom entry system from the external of the building. Staircase rising to the entrance door from the communal hallway.

## ENTRANCE HALL

11'8" x 3'6" (3.58 x 1.09)

Radiator, laminate flooring, security intercom system, useful large walk-in storage cupboard, access to the balcony.

## KITCHEN

11'2" x 8'5" (3.42 x 2.58)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tile splashbacks. Space for cooker, plumbing for washing machine, further under-counter space for fridge and freezer. Wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front, radiator, tiled floor.

## LIVING ROOM

14'11" x 11'4" (4.56 x 3.47)

Double glazed window to the rear, radiator, media points, fire surround incorporating pebble effect fire.

## INNER HALLWAY

5'1" x 3'11" (1.57 x 1.20)

Loft access point to an insulated loft space. Doors to both bedrooms and shower room.

## BEDROOM ONE

13'10" x 10'10" (4.23 x 3.32)

Double glazed window to the rear, laminate flooring, radiator, fitted wardrobes.

## BEDROOM TWO

12'11" x 8'4" (3.94 x 2.55)

Double glazed window to the front, radiator.

## SHOWER ROOM

8'3" x 5'5" (2.53 x 1.67)

Three piece suite comprising tiled and enclosed corner shower cubicle, push flush WC, wash hand basin with

mixer tap. Tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the front.

## OUTSIDE

To the front of the property, there is a shared front entrance pathway leading to the communal entrance door with securitycom entry system.

## TO THE REAR

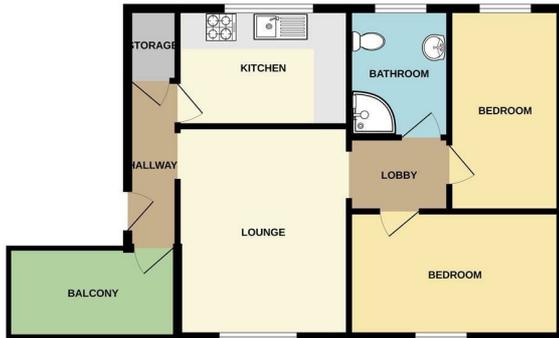
The property benefits from its own garden space situated to the rear of the two garden plots. We ask that you get confirmation from your solicitor as to boundaries and allocations prior to completion.

## AGENTS NOTE

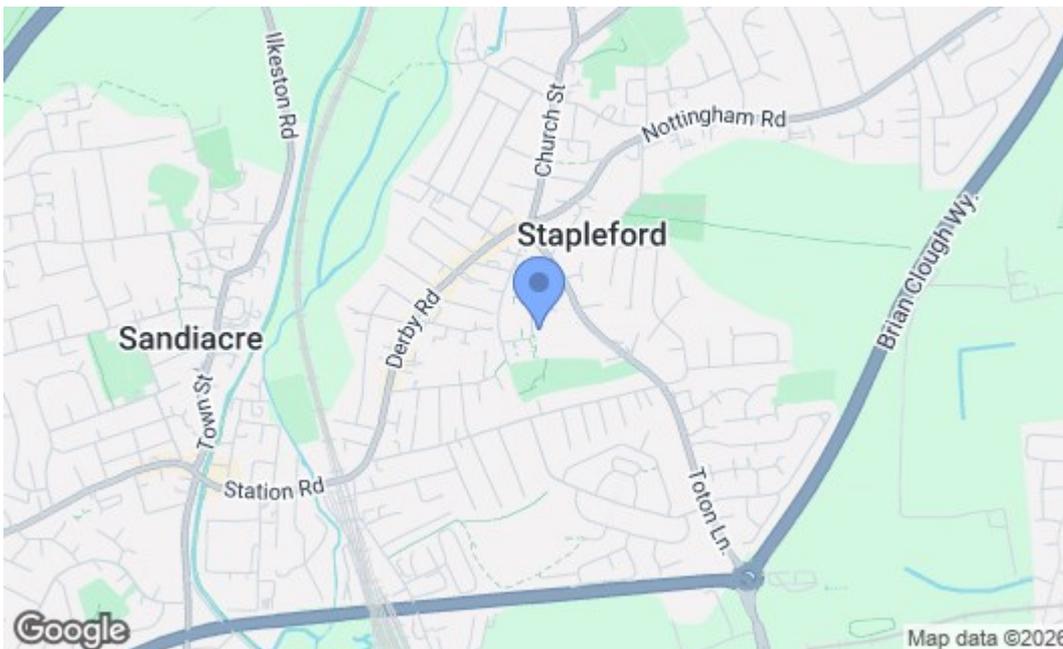
The understand that the property is leasehold with a term of 125 years, approximately 103 years remaining. It is noted that the current annual ground rent is £10 and annual service charge of £450, in conjunction with Broxtowe Borough Council. We ask that you confirm this information with your solicitor prior to completion.



**Robert Ellis**  
ESTATE AGENTS  
GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements of floor, ceiling, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. ©2024 Robert Ellis



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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.