



Maryland Court  
Stapleford, Nottingham NG9 8LP

A FIRST FLOOR TWO DOUBLE BEDROOM  
APARTMENT.

**Offers Over £120,000 Leasehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation comprising entrance hall with useful utility space housing the combination boiler, kitchen, living room, inner hallway, two double bedrooms and a three piece bathroom.

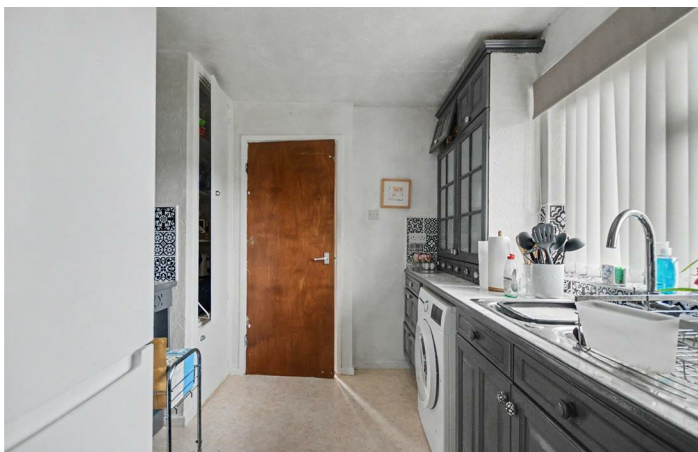
The property also benefits from gas fired central heating from a combination boiler with up to date service record, double glazing throughout, EICR checked electricals, use of the attic space for storage purposes and use of a brick store within the courtyard.

The property is situated in this popular and established residential location within close proximity of nearby amenities, including Hickings Lane Medical Centre, the shops and services in the town centre, and a variety of schooling for all ages.

There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For outdoor space, there is also easy access to Ilkeston Road Recreation Ground, Bramcote Hills Park and Hickings Lane incorporating the new football academy.

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



## ENTRANCE HALLWAY

6'7" x 4'1" (2.03 x 1.25)

Recently installed composite and double glazed entrance door from the first floor balcony, radiator with display cabinet, useful storage space. Doors leading through to the kitchen and living room. Additional door to the utility closet which houses the gas fired combination boiler (for central heating and hot water) with storage, worktop space and electricity meter.

## KITCHEN

10'6" x 9'2" (3.22 x 2.81)

The kitchen comprises a matching range of fitted base and wall storage cupboards, with marble effect work surface incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Space for cooker, full height fridge/freezer and plumbing for washing machine, glass fronted crockery cupboards, display plate rack and shelving, radiator, additional worktop space, double glazed window (with blinds).

## LIVING ROOM

17'2" x 9'11" (5.24 x 3.03)

Double glazed window (with fitted blind), radiator, media points, Adam-style fire surround incorporating stone effect electric fire. Doors lead back through to the entrance hallway and inner hallway.

## INNER HALLWAY

8'0" x 2'8" (2.45 x 0.82)

Doors to both bedrooms and bathroom. Useful double storage closet with shelving. Loft access point to a partially boarded, list and insulated loft space.

## BEDROOM ONE

13'3" x 9'11" (4.06 x 3.03)

Double glazed window (with fitted blinds), radiator.

## BEDROOM TWO

10'11" x 10'4" (3.35 x 3.16)

Double glazed window (with fitted blinds), radiator.

## BATHROOM

7'4" x 5'6" (2.25 x 1.68)

Three piece suite comprising panel bath with glass shower

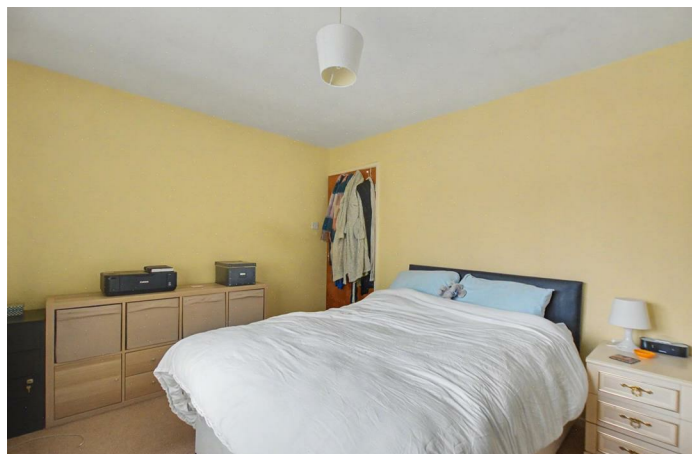
screen and electric shower over, wash hand basin and push flush WC. Double glazed window, extractor fan, tiling to the walls, radiator, wall mounted bathroom cabinet.

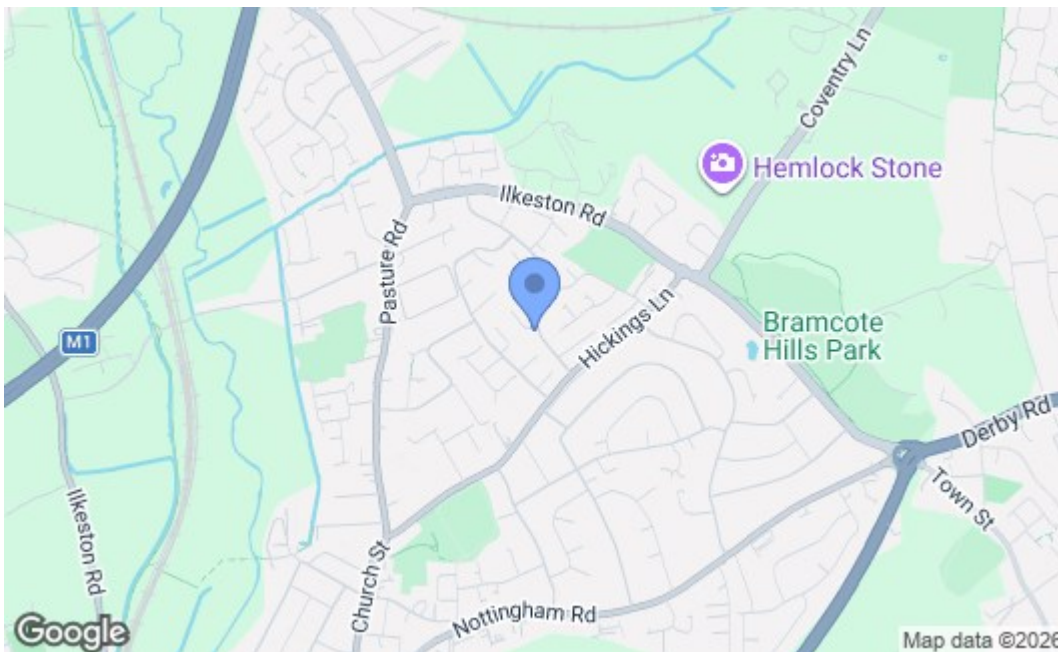
## DIRECTIONS

Proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the football academy heading in the direction of Bramcote. Take an eventual left hand turn onto Melbourne Road. The property can be found set back on the left hand side, identified by our For Sale board.

## AGENTS NOTE

It is understood that the property is held on a leasehold term of 125 years from 7th January 2002 with approximately 101 years remaining. It is also understood that the current annual service charge (set by Broxtowe Borough Council) is in the region of £350 per annum with a £10 per annum ground rent. We ask that you confirm the latest service charge information 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		72	72
(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			
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.