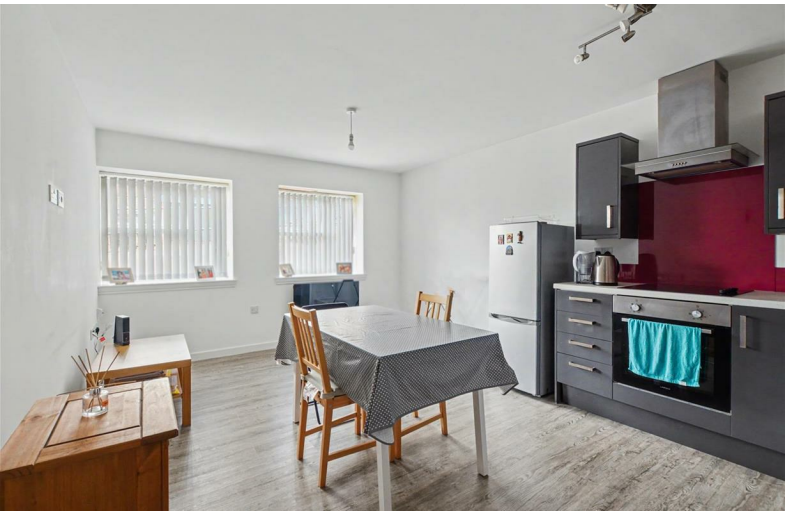
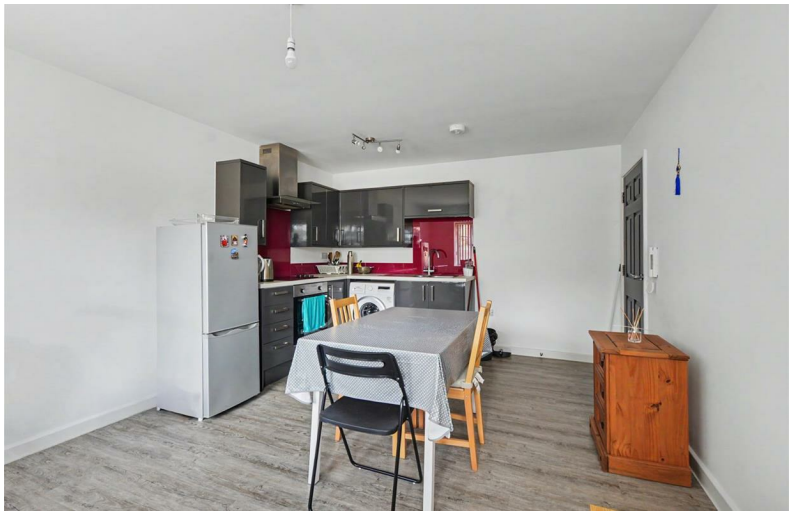
Robert Ellis

look no further. . .







Cambridge House
Nottingham Road, Stapleford NG9 8AB

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

£129,950 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS STYLISH FIRST FLOOR TWO BEDROOM APARTMENT SITUATED WITHIN AN AWARD WINNING REDEVELOPMENT OF A LOCAL LANDMARK COMPLETED IN 2017 DESIGNED BY SWISH ARCHITECTS AND DEVELOPED BY WILLIAM MAY DEVELOPMENTS.

The accommodation comprises entrance hallway, two bedrooms, shower room and open plan living kitchen space.

Positioned within walking distance of the shops, services and amenities in Stapleford town centre which also offers easy access to the nearby Aldi superstore, as well as a vast array of schooling for all ages. Good transport links including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus are also nearby.

Benefits of the property include allocated parking space situated to the rear of the development accessed from Mount Street, lifts to all floors and security intercom entry system for peace of mind.

The property sits within its own attractive and contemporary landscaped grounds and benefits from additional visitors parking spaces.

Offered for sale with immediate vacant possession, the property would make an ideal investment opportunity or first time buy. We highly recommend an internal viewing.





COMMUNAL ENTRANCE
Accessed via a security intercom and fob system with stairs and lifts providing access to all floors.

ENTRANCE HALL
12'8" x 5'4" (3.88 x 1.64)
Composite panel front entrance door. Doors to both bedrooms, shower room and open plan living kitchen. Wall mounted electric consumer unit.

OPEN PLAN LIVING DINING KITCHEN
16'2" x 11'11" (4.94 x 3.65)
The kitchen area comprises an "L" shaped range of matching fitted base and wall storage cupboards and drawers, with marble effect worktops incorporating one and a half bowl sink unit with draining board, mixer tap and decorative splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer. Opening through to the living space with two double glazed box windows to the rear (with fitted blinds), electric panel heater, media points, security intercom telephone system.

BEDROOM ONE
12'2" reducing to 9'2" x 8'8" (3.71 reducing to 2.81 x 2.66)
Double glazed window to the rear (with fitted blinds), electric panel heater, wall mounted TV point, fitted double wardrobes with shelving and hanging space.

BEDROOM TWO
10'5" x 9'9" (3.18 x 2.98)
Double glazed box window to the rear (with fitted blinds), wall mounted TV point, electric panel heater.

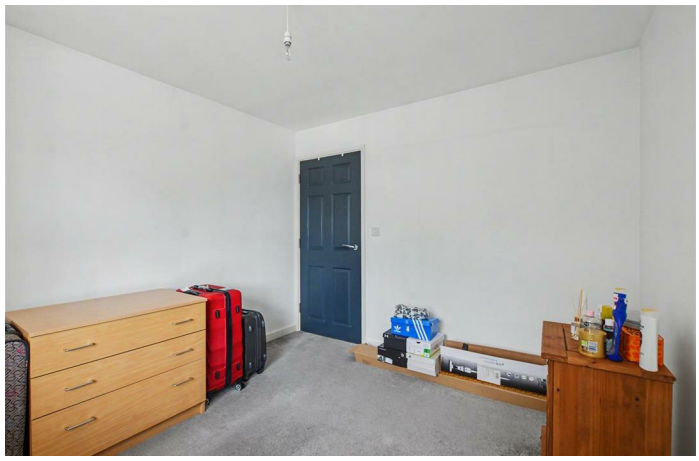
SHOWER ROOM
6'6" x 5'4" (2.00 x 1.65)
Modern white three piece suite comprising separate shower cubicle with glass screen and sliding glass shower door with electric shower, wash hand basin with mixer tap, storage cabinets beneath and splashbacks, push flush WC. Chrome ladder towel radiator, extractor fan.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Proceed in the direction of Bramcote and Cambridge House can be found on the right hand side opposite Aldi.

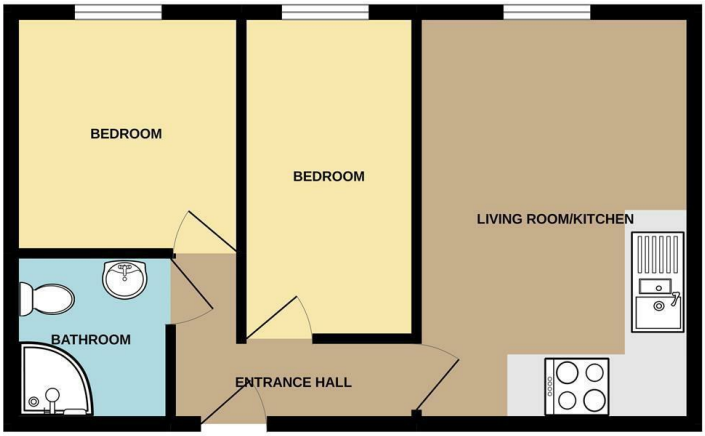
LEASE INFORMATION
We understand that the property is held on a leasehold term of 125 years from 2017. We also understand that the combined ground rent and service charge is split into two x six monthly payments of £820.12. Making an annual total of £1640.24. This is on the basin of £695.12 being the service charge and £125 being the ground rent on a six monthly basis. We ask that you confirm this information with your solicitor prior to completion.

ALLOCATED PARKING
The property benefits from one allocated parking space within the car park to the rear along side the use of the visitors spaces on a first come, first served basis.





GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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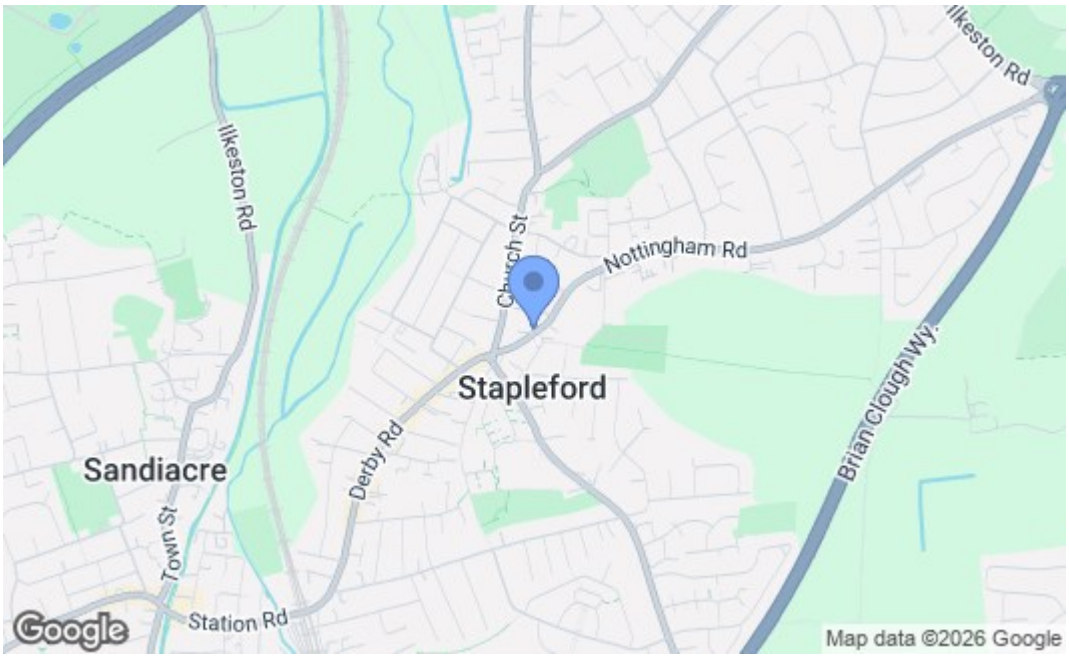

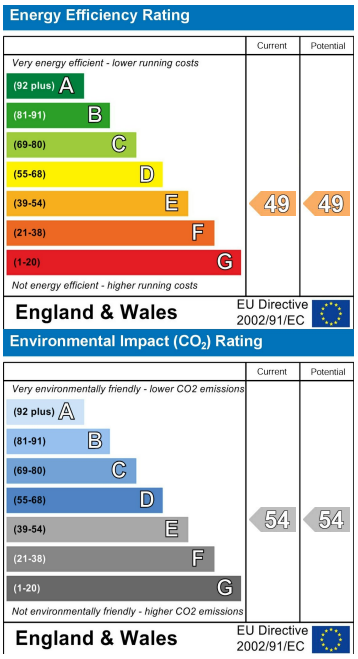

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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