



5 Church Street
Stapleford, Nottingham NG9 8HJ

£130,000 Leasehold

A FIRST FLOOR TWO DOUBLE BEDROOM
APARTMENT SITUATED IN CENTRAL
STAPLEFORD.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL LOOKED AFTER FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

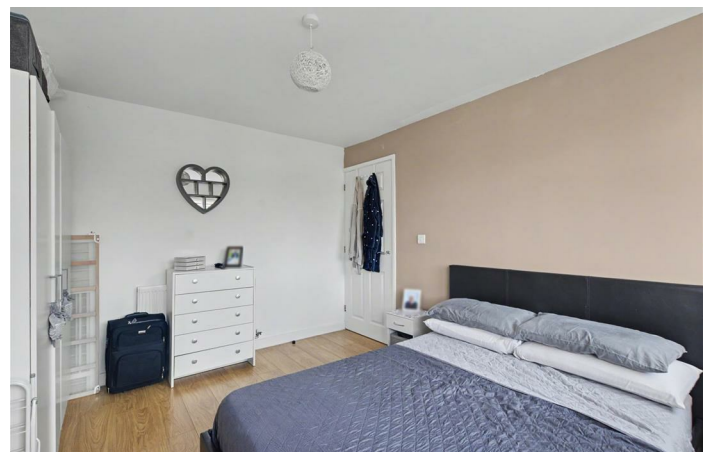
With accommodation on one level comprising entrance lobby accessed via the communal hallway and landing, two double bedrooms, bathroom and an "L" shaped open plan living/dining/kitchen area.

The property also benefits from gas fired central heating from a combination boiler, double glazing and an allocated parking space to the rear (behind the gates).

The property is located centrally within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to fantastic transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, bus routes and the Nottingham electric tram terminus situated at Bardills roundabout.

If required, there is easy access to good schooling and outdoor space including Hickings Lane Recreation Ground incorporating the new football academy, Bramcote Hills Park, Ilkeston Road Recreation Ground, Queen Elizabeth Park and Archer's Field.

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



COMMUNAL ENTRANCE

Security entry system, staircase and doors to all apartments.

ENTRANCE LOBBY

4'0" x 3'6" (1.22 x 1.08)

Main entrance door from the communal landing, security phone entry point, coat pegs, laminate flooring, door to inner hallway.

OPEN PLAN LIVING/DINING/KITCHEN

24'6" reducing to 18'4" x 10'5" reducing to 6'1" (7.47 reducing to 5.61 x 3.18 reducing to 1.86)

Matching laminate flooring, two radiators, double glazed windows to the side and rear (with fitted blinds), media points, living space and dining space. The kitchen area comprises a matching range of fitted base and wall storage cupboards with granite-effect roll top work surfacing incorporating four ring gas hob with extractor over and oven beneath, single sink and drainer with central mixer tap, integrated fridge/freezer, freestanding plumbing space for washing machine. Decorative tiled splashbacks, media points to the living area, wall mounted thermostat, further doors from the hallway area lead to both bedrooms and the bathroom.

BEDROOM ONE

12'0" x 10'2" (3.66 x 3.12)

Two double glazed windows (with fitted blinds), radiator and laminate flooring.

BEDROOM TWO

10'1" x 8'2" (3.09 x 2.51)

Double glazed window to the rear (with fitted blinds), laminate flooring, radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

BATHROOM

6'7" x 5'7" (2.03 x 1.71)

Three piece suite comprising panel bath with glass shower screen and mains shower over, wash hand basin with mixer tap and push flush WC. Extractor fan, radiator and laminate flooring.

ALLOCATED PARKING

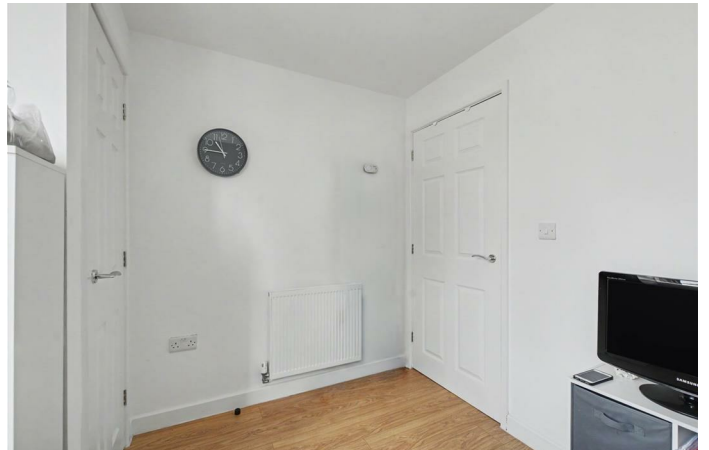
The property has the benefit of one allocated parking space situated to the rear of the building behind the gates.

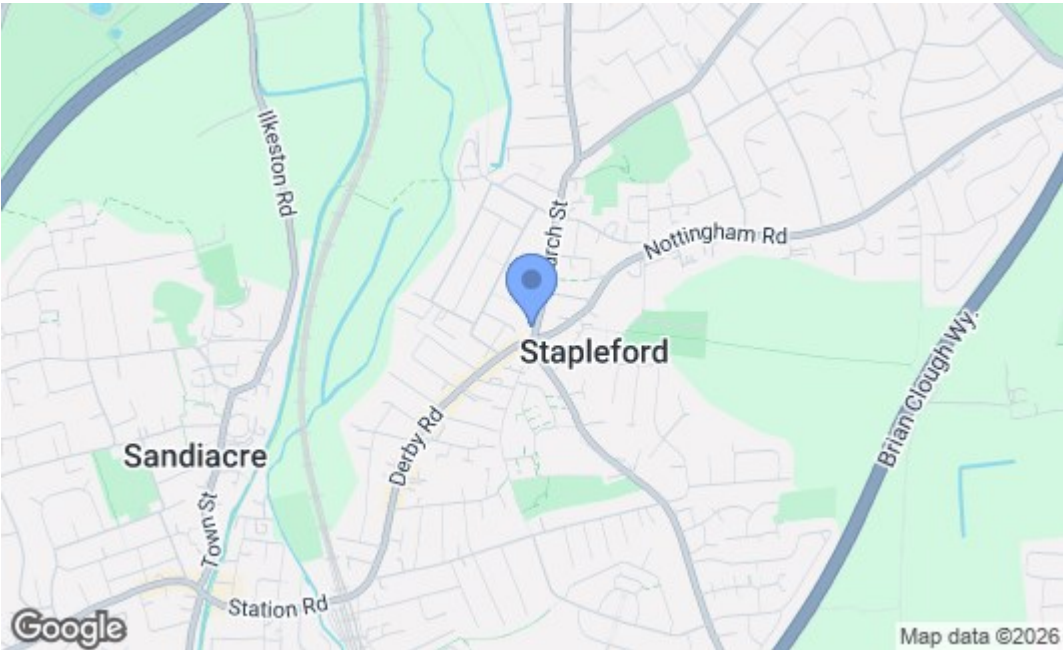
DIRECTIONS

From our Stapleford Branch on Derby Road, turn left at the Roach traffic lights onto Church Street and The Feathers building can be found on the left hand side.

AGENTS NOTE

We understand that the property is held on a leasehold term of 125 years from 2013 with approximately 111 years remaining. It is noted that the ground rent is £150 per annum split into 2 x £75 half yearly payments. It is also understood that the current service charge is approximately £1122 per annum. We ask that you confirm all this information with your Solicitor before completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.