



Church Street

STAPLEFORD, NOTTINGHAM, NG9 8HJ

- Two bedroom ground floor apartment
- Own entrance way
- Open plan living
- Modern kitchen including built-in fridge/freezer

£800 PCM

EPC Rating **76**





Property Description

Two- bedroom ground- floor apartment in the heart of Stapleford town centre. Excellent road links (A52/M1) and well placed for commuting to Nottingham or Derby. A full range of amenities are close by, including shops, pubs and a nearby supermarket.

The apartment has its own private entrance and an open- plan living/dining/kitchen space. The kitchen features modern units, built- in oven, hob and extractor, and an integral fridge/freezer. There is space for a dishwasher, plus a separate utility cupboard with plumbing for a washing machine.

There are two good- sized bedrooms and a white three- piece bathroom suite with mains shower over the bath.

The property received a light refurbishment last year, including fresh décor and new hard flooring throughout. Additional benefits include gas central heating, UPVC double glazing and an allocated parking space.





Council Tax Band: A (Broxtowe Borough Council)

Deposit: £923

Available: 21st October 2026

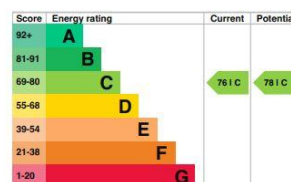
To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

