Robert Ellis

look no further...

Church Street
Stapleford, Nottingham NG9 8HJ

A FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT SITUATED IN STAPLEFORD TOWN CENTRE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£130,000 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT POSITIONED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation comprising entrance lobby leading through to an inner hallway, two double bedrooms, three piece bathroom suite and open plan L-shaped living dining kitchen space.

The property benefits from gas fired central heating from a combination boiler, double glazing throughout, allocated parking space and fitted kitchen with integrated appliances. The apartment is conveniently located within walking distance of shops, services and amenities in Stapleford town centre as well as excellent transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. If required, there is also easy access to an array of schooling for all ages.

Open space is also easily accessible with Hickings Lane Recreation Ground incorporating the new football academy, as well as Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

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

COMMUNAL ENTRANCE
Accessed from Church Street with staircase rising to the first floor.

ENTRANCE LOBBY
3'11" x 3'1" (1.20 x 0.94)
Panel entrance door from communal landing, laminate flooring, security phone entry system and further door into the inner hallway.

INNER HALLWAY
13'8" x 3'7" (4.17 x 1.11)
Laminate flooring, doors to both bedrooms, bathroom and opening through to the living dining kitchen space, wall mounted consumer unit.

OPEN PLAN LIVING FAMILY DINING KITCHEN
21'5" x 13'5" (6.53 x 4.11)
To one wall, there is an array of fitted kitchen cabinets and drawers, with granite-style roll top work surfaces incorporating a single sink and draining board with central swan-neck mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, in-built fridge/freezer, plumbing for washing machine, laminate flooring and ample space for dining table and chairs. The kitchen area then opens out to the living space where there is a radiator, two double glazed windows to the rear (with fitted blinds), continuation of laminate flooring throughout and media points.

BEDROOM ONE
11'3" x 10'3" (3.45 x 3.13)
Two double glazed windows to the rear (with fitted blinds), radiator, laminate flooring, boiler cupboard housing the 'Baxi' gas fired combination boiler (for central heating and hot water).

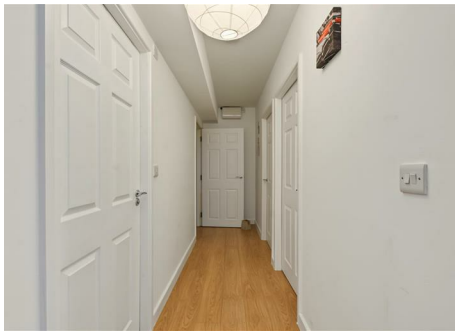
BEDROOM TWO
11'5" x 6'2" (3.48 x 1.90)
Double glazed window to the rear (with fitted blind), radiator, laminate flooring.

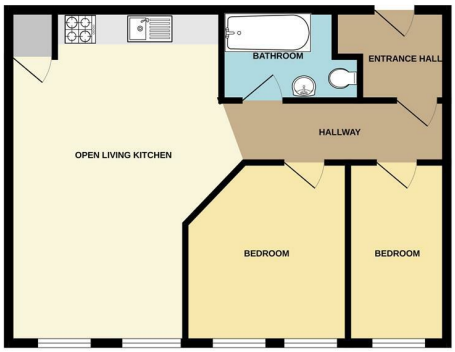
BATHROOM
8'7" x 5'10" (2.64 x 1.78)
White three piece suite comprising panel bath with glass screen and mains shower over, wash hand basin with mixer tap and tiled splashbacks, and push flush WC. Extractor fan, laminate flooring and radiator.

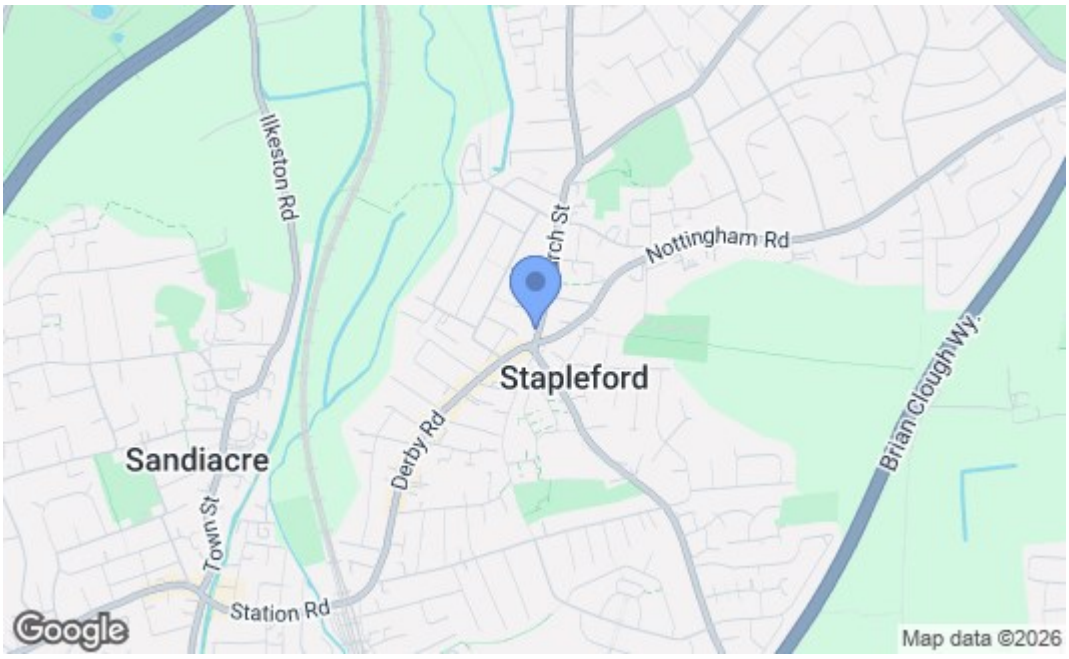
ALLOCATED PARKING SPACE
It is understood that there is one allocated parking space belonging to the property situated to the front of the building. We ask that you confirm this information with your Solicitor prior to completion.

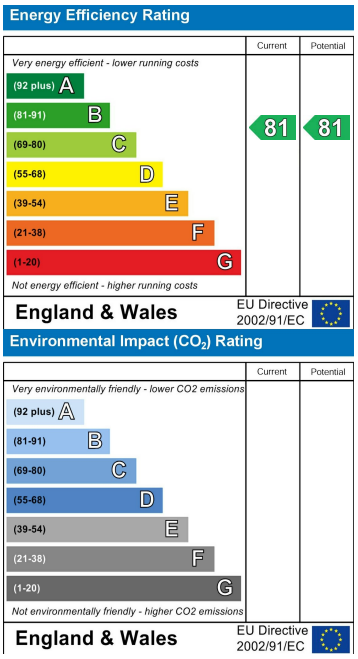
AGENTS NOTE
It is understood that the property is held on a leasehold term, originally of 125 years from 2013, with approximately 112 years remaining. It is understood that the ground rent is £150 per annum (paid in half yearly instalments in March and September) and the service charge currently sits at £1122 per annum (paid in half yearly instalments). We ask that you confirm this information with your Solicitor prior to completion.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn immediately left onto Church Street. The Feathers Tavern can then found almost immediately on the left hand side.









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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044