



Hillfield Road
Stapleford, Nottingham NG9 8PS

£137,500 Leasehold

A FIRST FLOOR TWO DOUBLE BEDROOM
APARTMENT WITH GARDEN SPACE TO
THE REAR.



ROBET ELLIS ARE DELIGHTED TO WECOME TO THE MARKET THIS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT WITH THE ADDED BENEFIT OF HAVING ITS OWN GARDEN SPACE TO THE REAR OF THE BUILDING.

With accommodation split over two levels incorporating a ground floor entrance lobby and inner hallway with staircase rising to the first floor. The accommodation comprises first floor landing, balcony, bathroom, kitchen, two double bedrooms and living space.

The property benefits from gas fired central heating from a combination boiler, double glazing and its own garden space located to the rear.

The property is positioned within easy reach of excellent nearby day to day amenities including local convenience store on Central Avenue, as well as ample outdoor green space including Central Avenue play park and Bramcote Hills Park.

There are excellent transport links nearby 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.

For those requiring schooling, there is a vast array of nearby schools for all ages including Wadsworth Junior School, Bramcote Hills and George Spencer.

We believe the property will make an ideal first time buy and highly recommend an internal viewing to fully appreciate the overall size of accommodation.



GROUND FLOOR ENTRANCE LOBBY

7'10" x 4'8" (2.39 x 1.43)

Composite and double glazed side entrance door, double glazed windows to the front and side, and useful extra storage space.

GROUND FLOOR INNER LOBBY

5'10" x 4'5" (1.80 x 1.36)

Double glazed window to the front, staircase rising to the first floor and door from the entrance lobby.

FIRST FLOOR LANDING/HALLWAY

10'9" x 5'8" (3.29 x 1.75)

Doors to both bedrooms, living room, kitchen and bathroom. Further door leading to the balcony. Vertical radiator, meter cupboard and loft access point with pull-down loft ladders to a partially boarded, insulated and lit loft space (ideal for storage purposes).

BALCONY

A useful outdoor seating space accessed from the first floor hallway landing with wrought iron balustrade and views over the garden space.

BATHROOM

6'8" x 5'7" (2.05 x 1.71)

KITCHEN

11'6" x 7'5" (3.51 x 2.27)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for American-style fridge/freezer, double glazed window to the front (with fitted blind), spotlight and useful walk-in pantry cupboard with window and spotlight.

BEDROOM ONE

13'6" x 11'0" (4.12 x 3.37)

Double glazed window to the rear (with fitted blind), radiator, spotlights, laminate style flooring and views over the rear garden.

BEDROOM TWO

13'10" x 9'8" (4.22 x 2.95)

Double glazed window to the rear (with fitted blind), radiator, laminate style flooring and views over the garden.

LIVING ROOM

14'7" x 11'2" (4.46 x 3.42)

Double glazed window to the front (with fitted blind), media points, spotlights and radiator.

OUTSIDE

To the front of the property, there is a paved pathway providing access to the side entrance door which then leads up to the first floor of the apartment. There is a brick built outbuilding belonging to the property.

TO THE REAR

The rear garden is enclosed by timber fencing being predominantly lawned with planted beds and borders housing a wide variety of bushes and shrubbery incorporating a timber storage shed.

DIRECTIONS

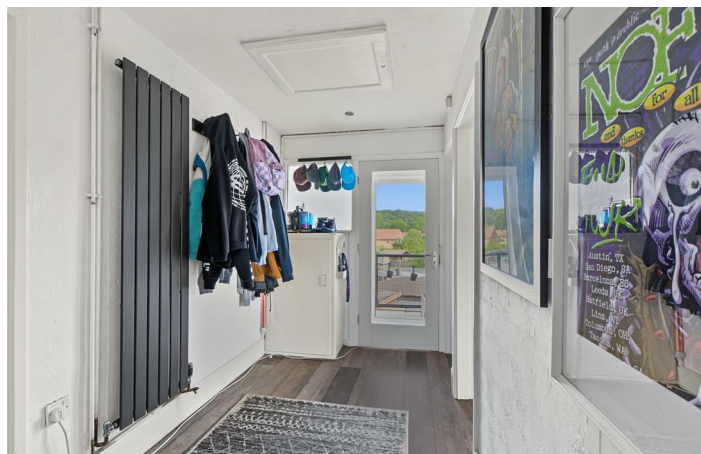
From out Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Heading in the direction of Bramcote, take an eventual left hand turn after the "Welcome to Bramcote" sign onto Ewe Lamb Lane. Take a left hand turn onto Central Avenue and then a right hand turn onto Hillfield Road and follow the bend in the road to the left where the apartment can be found on the right hand side, identified by our For Sale board.

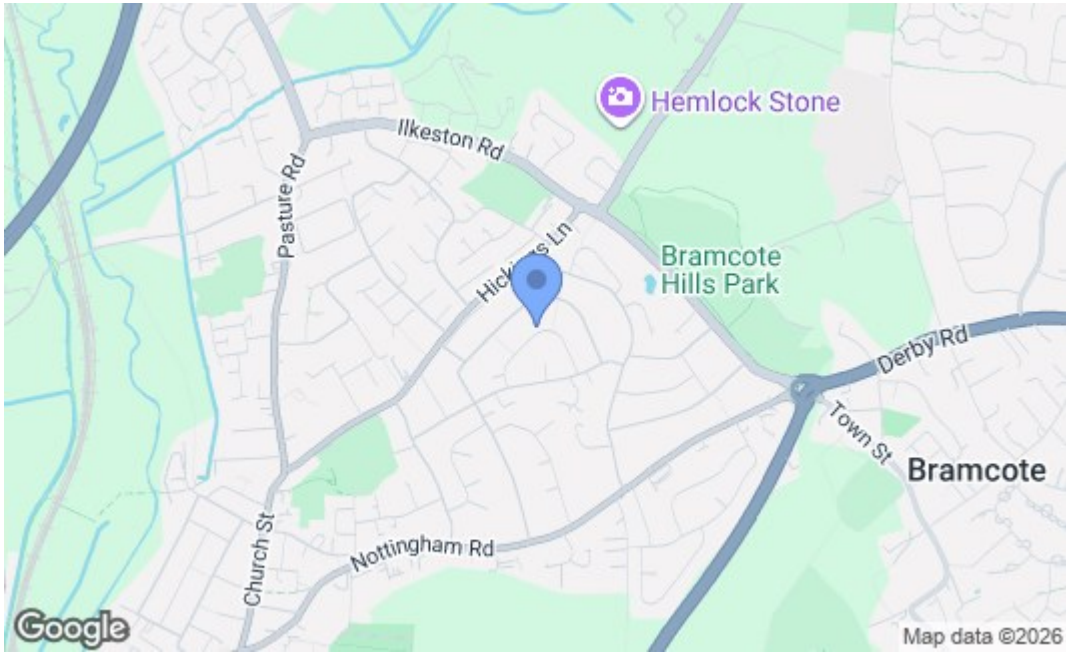
AGENTS NOTE

It is understood that the property is held on a leasehold term of 125 years from December 2021 with approximately 120 years remaining. It is also understood that ground rent is £10 per annum and the current annual service charge sits at £324.59. We ask that you confirm this information with your Solicitor prior to completion.

AGENTS NOTE

The building was re-roofed approximately 7 years ago and the apartment had a new boiler fitted approximately 5 years ago.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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.