



40 Stavely Way,  
Gamston, NG2 6QR

# 40 Stavely Way, Gamston, NG2 6QR

This modern apartment occupies a first floor position in a popular development.

The property provides accommodation including an entrance hall, two bedrooms (one with an en-suite shower room), a fitted family bathroom, and an open plan reception with a Juliette style balcony, which incorporates the living, dining and kitchen areas.

Benefiting from a security entry phone system, and gas central heating, the property also has access to communal garden areas on the development.

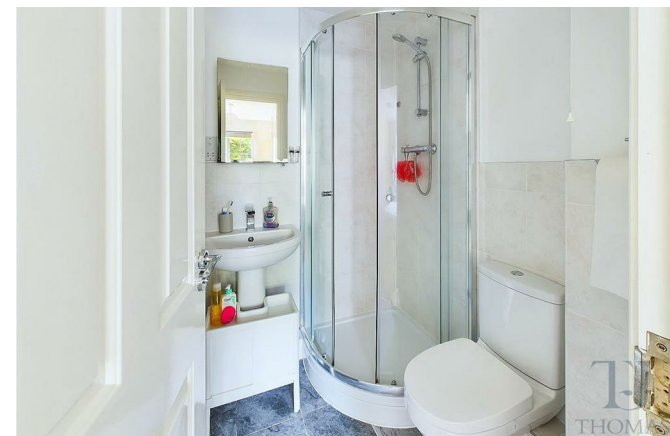
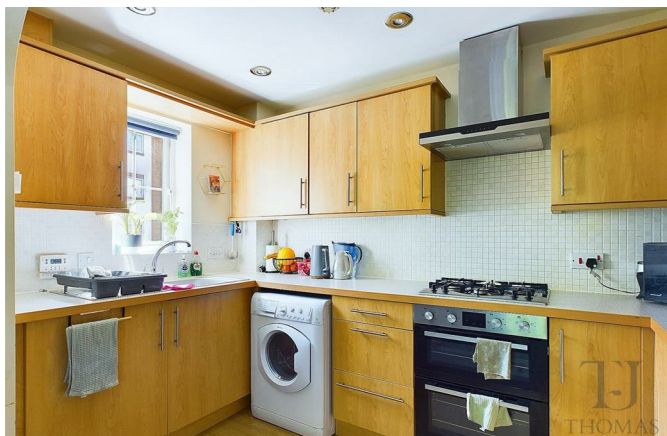
We are advised that the property is currently let, at £900 per calendar month, and the tenants have indicated that they would be happy to remain in situ.

Situated in the popular Gamston area of Nottingham, the property is within easy reach of the City Centre, local facilities and schools, and is close to the National Water Sports Centre at Holme Pierrepont.

Offered to the market with no upward chain.

Viewing is recommended.

## Guide Price £175,000





### **COMMUNAL ENTRANCE**

The communal entrance door leads into the communal entrance hall. From here, stairs rise to all floors.

On reaching the first floor, the private entrance door opens to the apartment.

### **PRIVATE ACCOMMODATION**

The entrance door opens to the entrance hall. Here, there is a cupboard housing the hot water cylinder, a further shelved storage cupboard, and doors into two bedrooms, the family bathroom, and the open plan reception room.

Bedroom one overlooks the rear, has a range of built in wardrobes, and an en-suite shower room (fitted with a corner shower cubicle, a wash hand basin, and a wc). Bedroom two overlooks the side.

The family bathroom is fitted with a bath with a rainfall shower over, a wc, and a wash hand basin set in a vanity unit.

The bright open plan reception room incorporates the kitchen, living and dining areas. The kitchen area is fitted with a range of wall, drawer and base units, has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in fridge/freezer, a double oven, and a four ring gas hob. There are French doors opening to a Juliette style balcony, multiple windows, and a cupboard housing the Suprima central heating boiler.

### **OUTSIDE**

There are communal garden areas on the development.

### **Leasehold Information**

We have been informed by the vendor that the ground rent is £295 per annum, The service charge can vary year on year but on average is c£1,100 per annum. There are 982 years remaining on the lease.

Please contact Thomas James Estate Agents for any further information.

### **Currently Let**

We are advised that the property is currently let, at £900 per calendar month. The tenants have indicated that they would be happy to remain in situ.

For further information, please contact Thomas James Estate Agents.

### **Council Tax Band**

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,112.48.

### **Referral Arrangement Note**

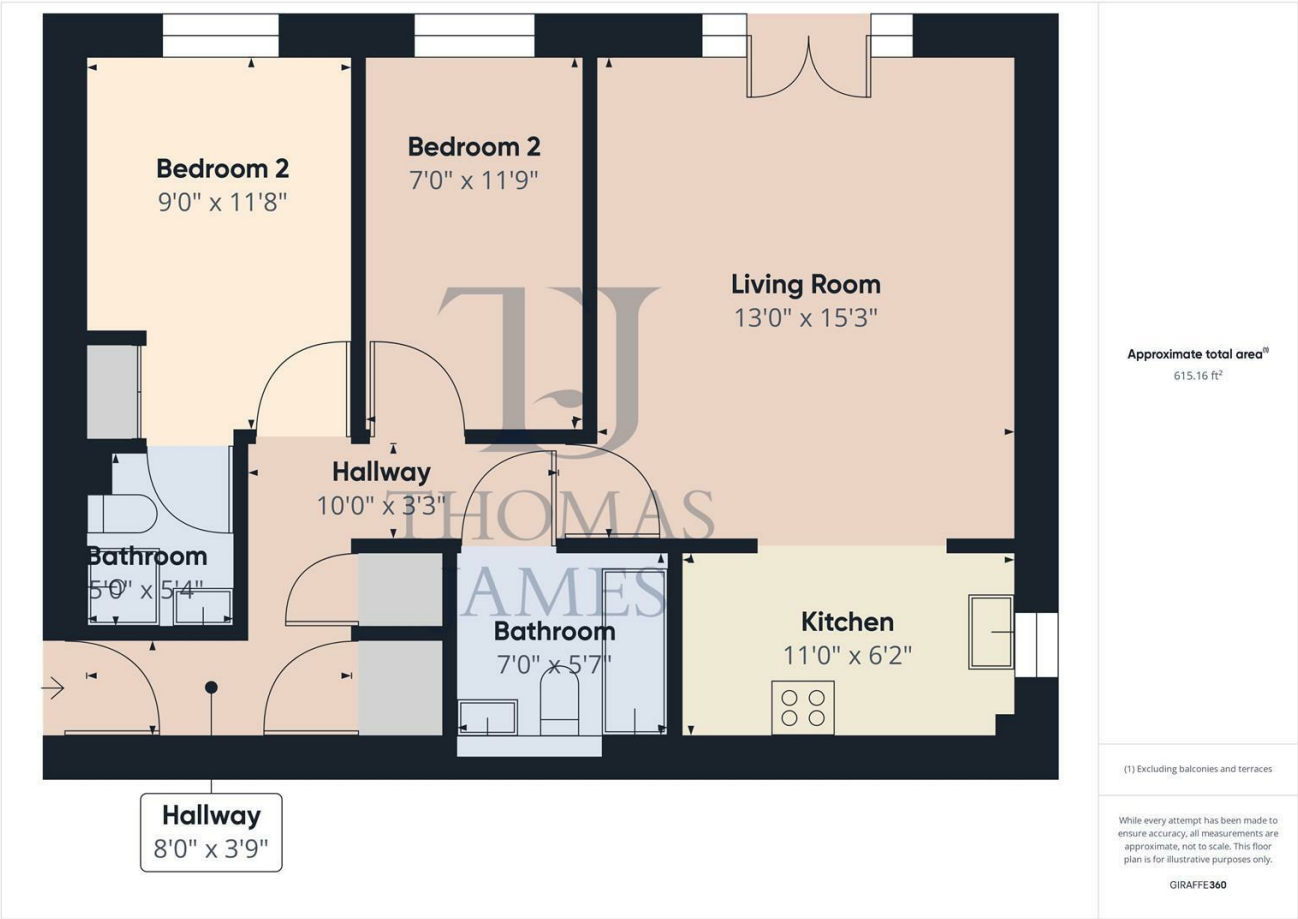
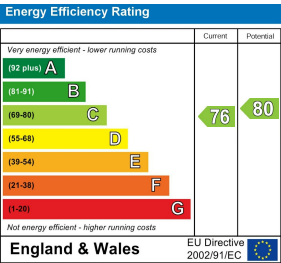
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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