

HoldenCopley

PREPARE TO BE MOVED

Oxford Street, Long Eaton, Nottinghamshire NG10 1JW

Offers Over £125,000

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NO UPWRD CHAIN...

Nestled in a popular location, this second-floor apartment offers an excellent opportunity for both investors and first-time buyers. Positioned within close proximity to all local amenities, including shops, cafes, and parks, the property also benefits from outstanding transport links, making it ideal for those who commute. The accommodation comprises of an entrance hall that leads into a bright and spacious open-plan living area, perfect for relaxing or entertaining. The modern kitchen is seamlessly integrated into this space, offering convenience and style. There are two well-proportioned bedrooms, providing ample space for comfort and storage. The contemporary three-piece bathroom suite is both stylish and functional, designed with modern living in mind. Additional features include a secure telecom entry system for added peace of mind, communal areas, and the convenience of an allocated parking space.

MUST BE VIEWED





- Second Floor Apartment
- Two Bedrooms
- Open Plan Living
- Three-Piece Bathroom Suite
- Secure Telecom Entry System
- Allocated Parking
- Communal Areas
- Leasehold
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

14'6" x 8'1" (max) (4.42m x 2.47m (max))

The entrance hall has a UPVC double glazed window, a radiator, two in-built cupboards, wood-effect, access into the loft, and a solid door providing access into the accommodation.

Open Plan Living

15'2" x 15'0" (max) (4.63m x 4.59m (max))

The open plan living has two UPVC double glazed windows, two radiators, a TV point, a wall-mounted intercom entry system, space for a dining table, a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, recesses spotlights, tiled splashback, and wood-effect flooring.

Bedroom One

15'0" x 8'9" (max) (4.58m x 2.68m (max))

The first bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bedroom Two

9'9" x 9'6" (2.98m x 2.91m)

The second bedroom has a UPVC double glazed window, a radiator, and carpeted flooring.

Bathroom

6'10" x 5'5" (max) (2.10m x 1.67m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

To the outside are communal areas, and allocated parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £1,533.97

Ground Rent in the year marketing commenced (£PA): £285.74

Property Tenure is Leasehold. Term : 125 years from 1 January 2007 Term remaining 108 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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