

# HoldenCopley

PREPARE TO BE MOVED

Langen Court, Long Eaton, Derbyshire NG10 1GD

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Guide Price £90,000 - £100,000

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This first floor flat offers plenty of space and potential throughout making it a great purchase for any first time buyer or investor alike. This property is situated in a popular location just a stone's throw away from various local amenities including West Park, shops and excellent transport links. Internally, the accommodation comprises of an entrance hall with ample storage space, a large lounge / diner, a fitted kitchen and a shower room suite complete with a good-sized, double bedroom. Outside to the rear is an allocated parking space.

MUST BE VIEWED



- First Floor Apartment
- Double Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Shower Room Suite
- Ample Storage Space
- Allocated Parking
- Popular Location
- Leasehold
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has wood-effect flooring, a wall-mounted heater, in-built cupboards, access to a boarded loft via a drop-down ladder and provides access into the accommodation

### Lounge / Diner

17'7" x 10'0" (5.37 x 3.06)

The lounge has a UPVC double glazed window, carpeted flooring, a wall-mounted heater, a TV point and space for a dining table

### Kitchen

9'3" x 8'10" (2.83 x 2.71)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a double stainless steel sink with mixer taps and drainer, space for an oven, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, wood-effect flooring and a UPVC double glazed window

### Bedroom

12'1" x 9'0" (3.70 x 2.76)

The bedroom has a UPVC double glazed window, carpeted flooring and a wall-mounted heater

### Bathroom

10'1" x 6'0" (3.09 x 1.83)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls and two UPVC double glazed obscure windows

## OUTSIDE

Outside of the property is an allocated parking space to the rear

## 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:

Service Charge in the year marketing commenced (EPA): £1,477.43

Ground Rent in the year marketing commenced (EPA): £0

Property Tenure is Leasehold. Term : 125 years from 15th September 2003 - Term remaining 104 years.

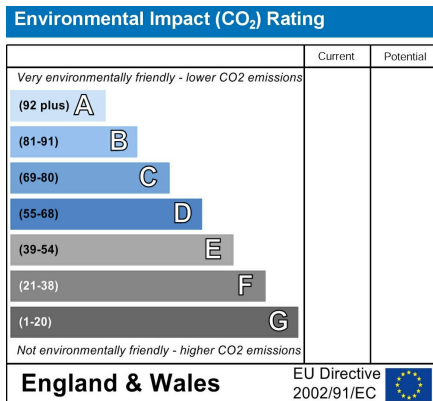
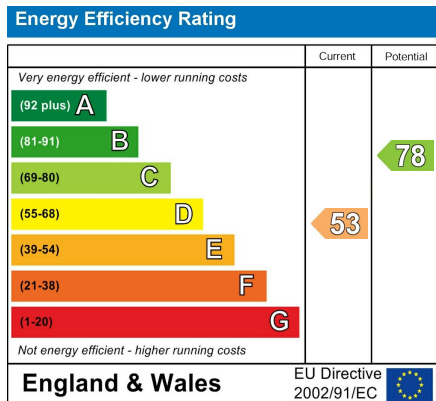
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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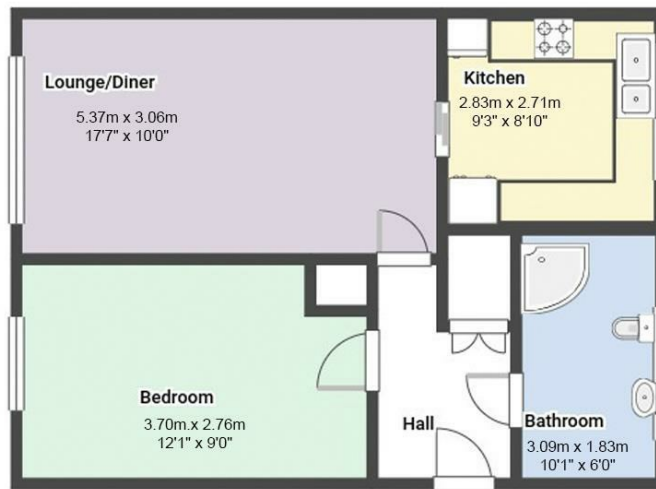
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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.



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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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