

# HoldenCopley

PREPARE TO BE MOVED

Carter Close, Long Eaton, Derbyshire NG10 3RY

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Guide Price £175,000 - £185,000

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## INDEPENDENT RETIREMENT LIVING...

Nestled within the serenity of an independent retirement living community, this two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience whilst being offered to the market with no upward chain. Ideally situated close to local amenities and excellent transport links, it provides a peaceful yet well-connected retreat. Upon entering, the welcoming hallway leads to a cosy living room, creating an inviting space to unwind, while the fitted kitchen ensures practicality for everyday living. The master bedroom boasts an in-built wardrobe for added storage, complemented by a versatile second bedroom and a well-appointed shower room. Externally, the property benefits from off-road parking, enhancing ease of access for residents. Designed for a relaxed and independent lifestyle, this delightful bungalow promotes a sense of community while offering a tranquil haven to call home.

MUST BE VIEWED



- Semi-Detached Bungalow
- Over 65's Complex
- Two Bedrooms
- Spacious Living Room
- Three Piece Shower Suite
- Lawned Garden
- New Windows Throughout
- Private Communal Car-Park
- No Upward Chain
- Alarm Code System Throughout & On-Site Manager Available

ACCOMMODATION

Entrance Hall

14'1" x 3'1" (4.31m x 0.94m)  
The entrance hall has carpeted flooring, a wall-mounted consumer unit, a wall-mounted electric storage heater, two in-built cupboards, and a single composite door providing access into the accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Living Room

15'6" x 12'11" (4.74m x 3.94m)  
The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a modern surround, a wall-mounted electric storage heater, space for a dining table, and a sliding patio door providing access to the garden.

Kitchen

10'8" x 7'0" (3.27m x 2.15m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated double oven with an electric hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, vinyl flooring, a wall-mounted electric storage heater, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom One

12'2" x 10'4" (3.73m x 3.16m)  
The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a wall-mounted electric storage heater, and an in-built wardrobe.

Shower Suite

7'8" x 5'6" (2.36m x 1.68m)  
This space has low level dual flush WC, a pedestal wash basin, a walk-in double shower enclosure with wall-mounted electric shower fixture, tiled flooring, tiled splashback, an extractor fan, a wall-mounted electric storage heater, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'5" x 6'11" (3.49m x 2.12m)  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a wall-mounted electric heater.

OUTSIDE

Front

To the front of the property is a communal car park.

Rear

To the rear of the property is a lawned garden with courtesy lighting and various plants.

ADDITIONAL INFORMATION

Broadband Networks - Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal - Good 4G / 5G coverage  
Electricity - Mains Supply  
Water - Mains Supply  
Heating - Electric Heating - Connected to Mains Supply  
Septic Tank - No  
Sewage - Mains Supply  
Flood Risk - No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction - No  
Any Legal Restrictions - No  
Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B  
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): £2,289.96  
Ground Rent in the year marketing commenced (EPA): £0  
Property Tenure is Leasehold. Term: 124 years from 23rd October 1998 - Term remaining 97 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 licence 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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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.