



Calverton Close,  
Toton, Nottingham  
NG9 6GW

**£195,000 Leasehold**



THIS IS A TWO BEDROOM BUNGALOW SITUATED WITHIN THE CALVERTON CLOSE RETIREMENT SUPPORTED LIVING DEVELOPMENT OFF SWINEY WAY IN TON.

Being situated off a quiet walkway, this two bedroom end bungalow (75% Shared Ownership) offers well maintained and decorated accommodation which we are sure will appeal to people who are in search of a property within this supported living complex. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation included, we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves. Over recent years the kitchen and bathroom have been updated and so the property is ready for immediate occupation without a new owner having to carry out any work whatsoever. Calverton Close has a resident manager and being a shared ownership property has the involvement of Places for People who administer the running of the development. There is a slabbed patio to the rear of the property which provides a lovely area to sit outside during warmer months and there are then the communal gardens which are maintained by the management company. The property is well placed for easy access to the Tesco superstore on Swiney Way and to many other amenities and facilities found in the immediate area.

The property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing and includes a fully enclosed porch with a store cupboard off, reception hallway which leads to the lounge/sitting room, from which there are patio doors leading out to the rear garden and this room has a feature fireplace, the kitchen is well fitted with wall and base units and integrated appliances, the two bedrooms are of a good size and the bathroom has been changed into a shower room and has a corner shower. Outside there is a pebbled area at the front and a slabbed seating area to the rear and communal gardens and parking is provided for owners and visitors.

The property is within easy reach of the Tesco store on Swiney Way as well as many other retail outlets found at the Chilwell Retail Park where there are several coffee eateries, a M&S food store and TK Maxx, shops at Beeston and Long Eaton are only a short drive away, there are healthcare and if required sports facilities which includes several local golf courses, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Enclosed porch having a door with two inset opaque double glazed panels leading out to the front, opaque glazed panel to the side, access to a storage cupboard which also has a door at the front and has a power point and light provided and there is a UPVC door with two inset opaque glazed panels leading into:

## Reception Hall

The reception hall has a copper lagged tank enclosed in an airing/storage cupboard, there is a further built-in storage cupboard, access to the loft space, radiator and a wall mounted electric consumer unit.

## Lounge/Sitting Room

18' x 10' reducing to 8'3 approx (5.49m x 3.05m reducing to 2.51m approx)

Double glazed patio doors leading out to the slabbed area at the rear of the bungalow, feature coal effect gas fire set in a marble effect surround with hearth, cornice to the wall and ceiling, TV point and a radiator.

## Kitchen

10' x 8'9 approx (3.05m x 2.67m approx)

The kitchen has Shaker style units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has a Hotpoint integrated washing machine, cupboards and drawers below, integrated oven and microwave oven with a drawer below and cupboard above, matching eye level wall cupboards and hood to the cooking area with lighting below the wall units, integrated upright fridge/freezer, double glazed window to the front, tiling to the walls by the work surface areas, wall mounted Glow Worm boiler and programmer.

## Bedroom 1

13'8 reducing to 11'8 x 10' approx (4.17m reducing to 3.56m x 3.05m approx)

The main bedroom has a double glazed window to the rear, radiator, cornice to the wall and ceiling and a TV point.

## Bedroom 2

9'5 x 8'2 approx (2.87m x 2.49m approx)

This bedroom can be used as a sitting room or dining room and has a double glazed window to the front, radiator and cornice to the wall and ceiling.

## Shower Room

The shower room has a walk-in shower with a Triton electric shower, tiling to two walls, sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap and low flush w.c., tiling to the walls by the sink and w.c. areas, radiator with two towel rails over, mirror to one wall, opaque double glazed window, electric shaver point and an extractor fan.

## Outside

At the front of the bungalow there is a pebble edged area and at the rear a slabbed patio which leads onto a communal lawned garden with there being fencing running along the rear boundary. There is an outside water supply provided at the rear of the bungalow.

## Agents Notes

This 75% Shared Ownership property is held leasehold on a 99 year lease which commenced 31.7.92 with a ground rent of £109.74 pcm for the ground rent and maintenance charges.

## Directions

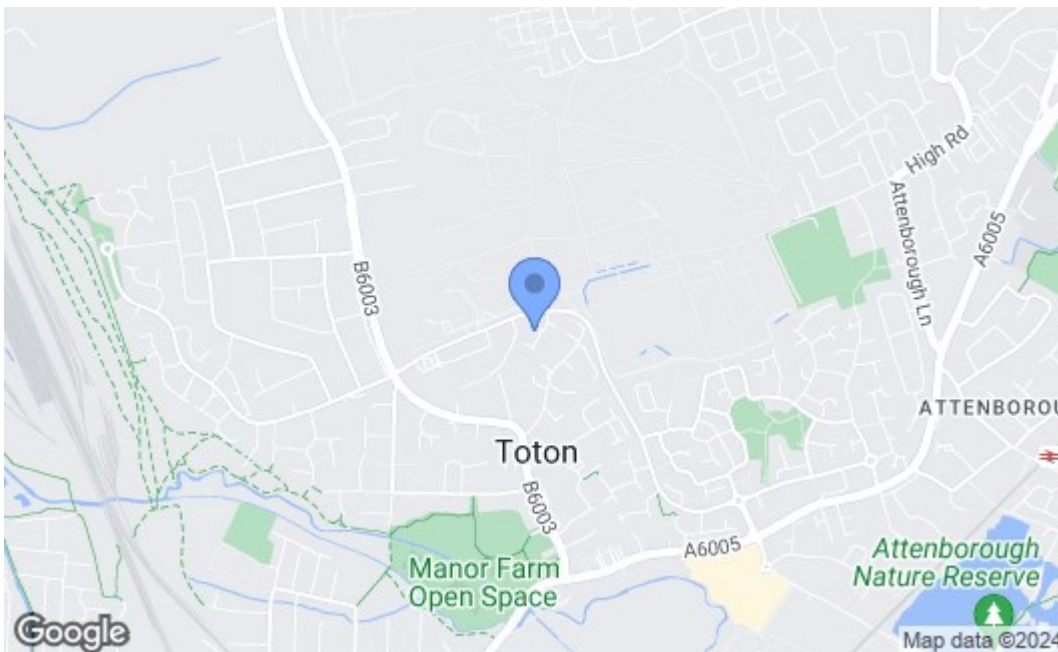
Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and the property can be identified by our for sale board.

7308AMMP

## Council Tax

Broxtowe Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.