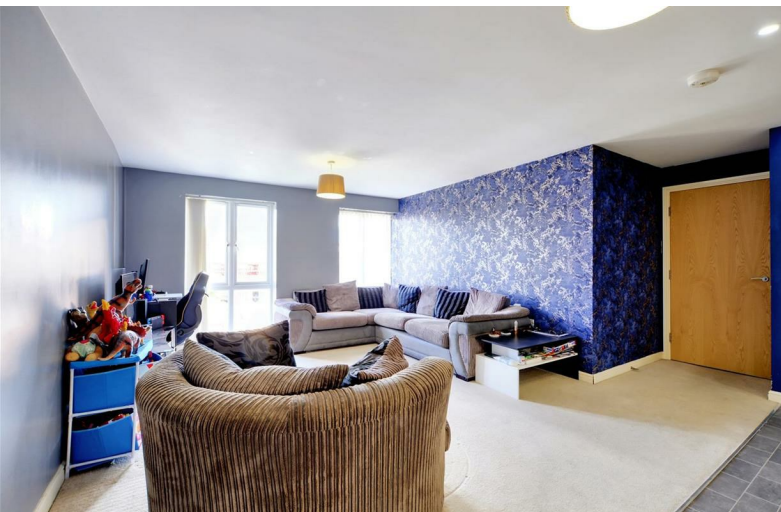




Acton Road,
Long Eaton, Nottingham
NG10 1QX

£125,000 Leasehold

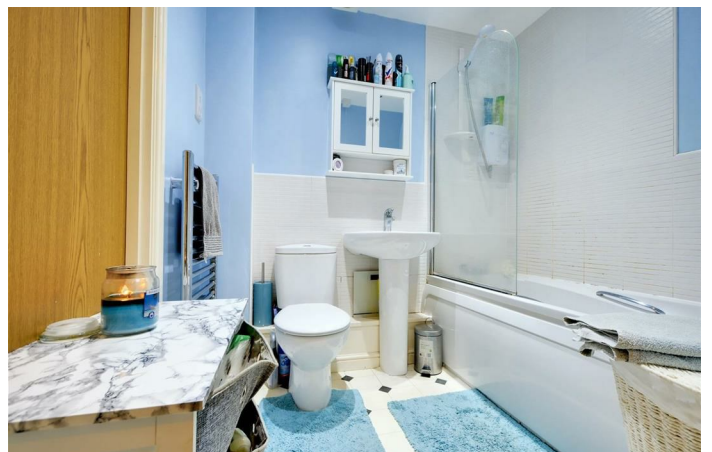
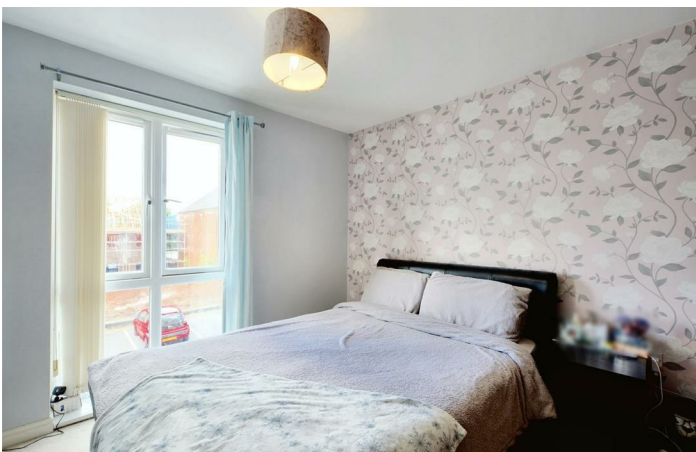


A WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT WITHIN BRADMORE HOUSE CLOSE PROXIMITY TO LONG EATON

Robert Ellis are pleased to bring to the market this deceptively spacious two bedroom second floor apartment, situated within this popular residential location in Long Eaton. With great access and commute links to the train station, the M1 and A52 road networks as well as within walking distance of Long Eaton town centre. We believe the property will appeal to first time buyers or investors and an early bird viewing comes highly recommended.

In brief the accommodation comprises of an entrance hall which provides access to the bathroom, two double bedrooms, two storage cupboards and open plan living kitchen. Outside there is an allocated parking space.

As previously mentioned the property is within easy reach of the amenities and facilities offered by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are health care and sports facilities along with excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hallway

6'8 x 7'1 approx (2.03m x 2.16m approx)

The entrance hallway has carpeted flooring, ceiling light and an electric storage heater. This has a storage cupboards and doors to two bedrooms, bathroom and open plan living kitchen

Open Plan Kitchen Lounge diner

22'5 x 19 approx (6.83m x 5.79m approx)

The open plan living kitchen has two UPVC double glazed windows overlooking the rear, carpeted flooring in the lounge diner area and two ceiling lights, electric storage heater and TV point. The kitchen area has ceiling spotlights, vinyl flooring, a mix of wooden style wall and base units with laminate rolled edge worktops, four ring electric hob, integrated oven, stainless steel inset sink and drainer with swan neck mixer tap, with space for a fridge freezer, washing machine and tumble drier.

Bathroom

7 x 5'5 approx (2.13m x 1.65m approx)

The bathroom has vinyl flooring, ceiling spotlights, chrome towel radiator, low flush W.c, freestanding sink, shaving plugs, white tile splashbacks, bath with electric shower over, glass shower screen and extractor fan.

Bedroom 1

9'3 x 11'9 approx (2.82m x 3.58m approx)

The main bedroom has a UPVC double glazed window overlooking the rear elevation, carpeted flooring, ceiling light, electric storage heater with a door into the bathroom.

Bedroom 2

8'6 x 12 approx (2.59m x 3.66m approx)

The second bedroom has a UPVC double glazed window overlooking the rear, carpeted flooring, ceiling light and electric storage heater.

Outside

The property benefits from an allocated parking space to the rear of the building

Directions

Proceed out of Long Eaton along Waverley Street and at

the traffic island by the Tappers Harker pub take the fourth turning onto Oakleys Road, left onto Acton Road and the property can be found on the right hand side.

Agents Notes

There is a service charge of £116.11 pcm and ground rent of £155.06 paid 6 monthly.

The property is held leasehold with a 125 year lease white commenced 1 January 2007

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 75mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

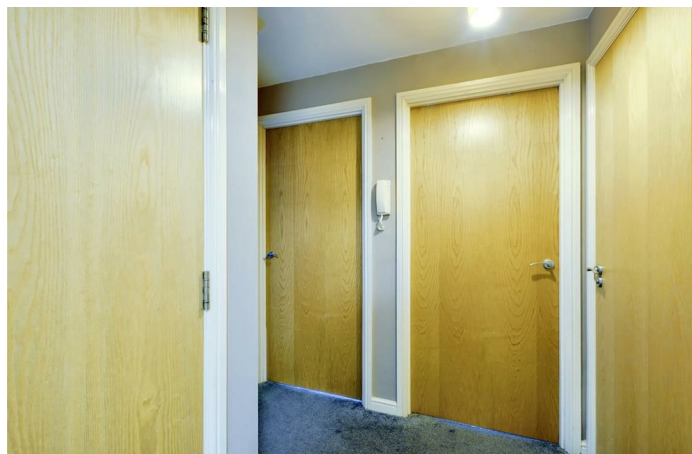
Flood Risk – Low, surface water medium

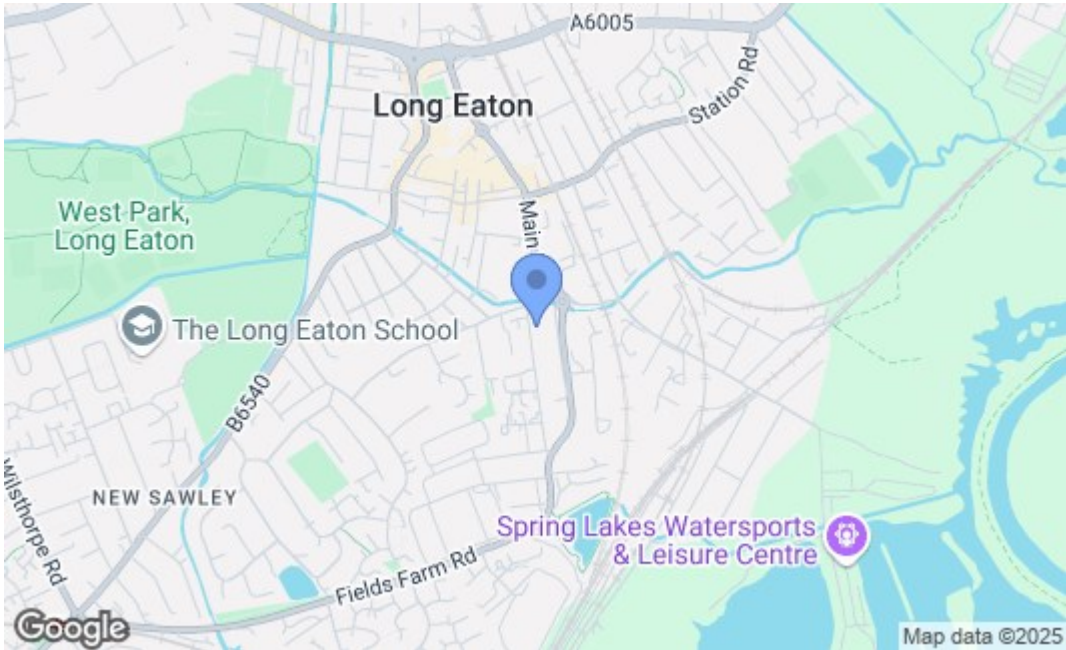
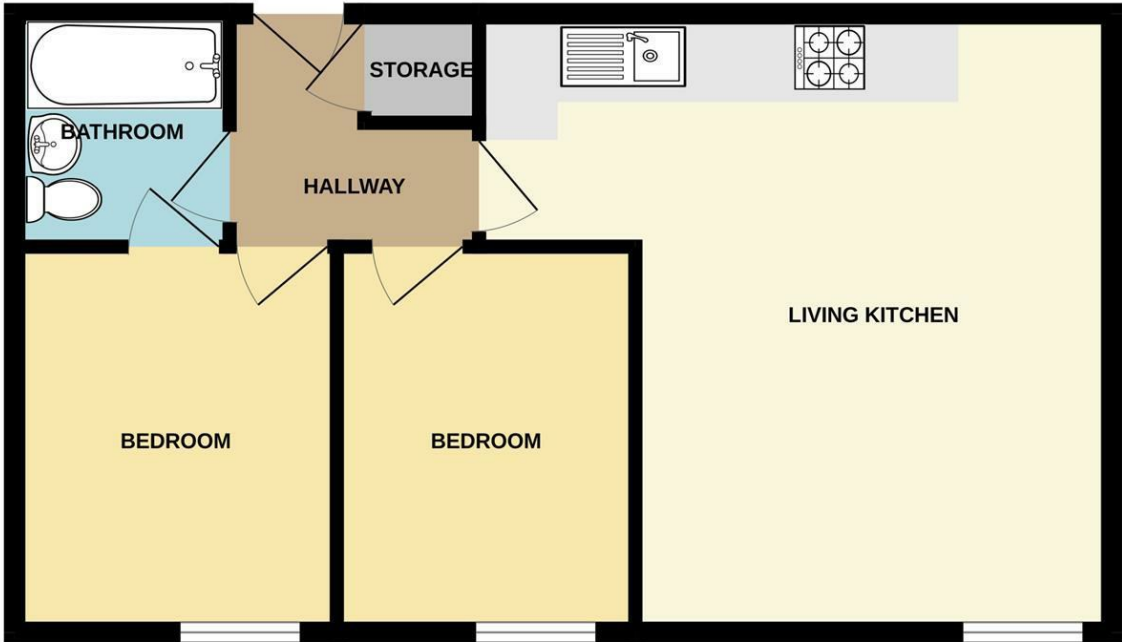
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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

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.