



Plumtree Cottages,  
Cavendish Bridge, Shardlow  
DE72 2HL

**£160,000 Leasehold**



AN OPPORTUNITY HAS ARISEN TO PURCHASE A LARGE APARTMENT AT PLUMTREE COTTAGES IN SHARDLOW.

Being sold with the benefit of no upward chain, this quiet and delightful apartment is located in Shardlow with gorgeous views over the River Trent and communal gardens. 4-5 Plumtree Cottages have been opened up so you are able to purchase both apartments, having a balcony to the rear looking over the River Trent. The apartment has electric heating, but there is gas to the building if a new owner preferred to change this. the property would suit a whole range of buyers and an internal viewing is a must to fully appreciate all that is on offer.

The building as a whole is particularly attractive with planted fore gardens, exterior lighting and a communal garden to the rear. In brief the accommodation comprises of a communal entrance door with stairs to the apartment where there are two front doors, so you could separate if required, entering through the front entrance door there is a hall giving access to the kitchen, shower room, lounge through to a sitting room, bedroom, study and additional bathroom. Outside there is a communal garden to the rear.

Shardlow is a quiet location but is easily accessible to Castle Donington, Derby and outer suburbs, Long Eaton as well as other major cities such as Leicester, Loughborough and Nottingham. One of the main advantages of living in this area is access to excellent transport links which include J24 of the M1, the A50, A42, East Midlands Airport, East Midlands Parkway station and various main roads which provide access to other East and West Midlands towns and cities.



### Entrance Hall

Doors to storage cupboard housing the water tank and plumbing for an automatic washing machine, door to:

### Kitchen

6'5 x 10'3 approx (1.96m x 3.12m approx)

Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, appliance space, integrated eye level oven and grill, electric hob with extractor hood over and UPVC double glazed window to the rear.

### Shower Room

6'7 x 5'5 approx (2.01m x 1.65m approx)

Walk-in shower cubicle with electric shower over, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, UPVC double glazed window to the rear, extractor fan and chrome heated towel rail.

### Lounge

11'4 to 16'3 x 13'6 approx (3.45m to 4.95m x 4.11m approx)

UPVC double glazed windows to the front and rear, storage heater, TV point, electric fire with Adam style surround, two beams to the ceiling, UPVC double glazed door to the balcony and door to:

### Sitting Room

14'8 x 14'5 to 18'5 approx (4.47m x 4.39m to 5.61m approx)

UPVC double glazed windows to the front and rear, telephone point, UPVC double glazed door to the balcony, door to an additional entrance hall with the front entrance door to number 5, storage cupboard, storage heater, two beams to the ceiling, built-in wardrobe and door to:

### Study

9'1 x 4'7 approx (2.77m x 1.40m approx)

UPVC double glazed window to the front.

### Bedroom 1

9'4 to 14'5 x 11'9 plus wardrobes (2.84m to 4.39m x 3.58m plus wardrobes)

UPVC double glazed window to the rear, built-in wardrobes, beams to the ceiling, open to study and door to:

### Bathroom

7'3 x 4'7 approx (2.21m x 1.40m approx)

A white three piece suite comprising of a panelled bath, low

flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, chrome heated towel rail and UPVC double glazed window to the side.

### Outside

To the front of the property there are planted fore gardens and access to the communal door. To the rear there is a communal area with lawned gardens backing onto the river, adjacent communal bin store and exterior lighting, flowers, mature shrubs and trees.

### Agents Notes

The property is leasehold with a 195 years from 1.1.2013. There is a service charge of £1,850 p.a. payable six monthly and ground rent of £100 p.a as it is two apartments made into one.

### Directions

Proceed out of Long Eaton through Sawley continue over along Tamworth Road and over the River Trent to the main traffic island with the A50 take the last exit off the island being sign posted Shardlow and take the first left prior to Cavendish Bridge before entering Shardlow, proceed a short distance where the property is located on the left hand side. 8122AMJG

### Council Tax

North West Leicestershire Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 30mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Septic tank

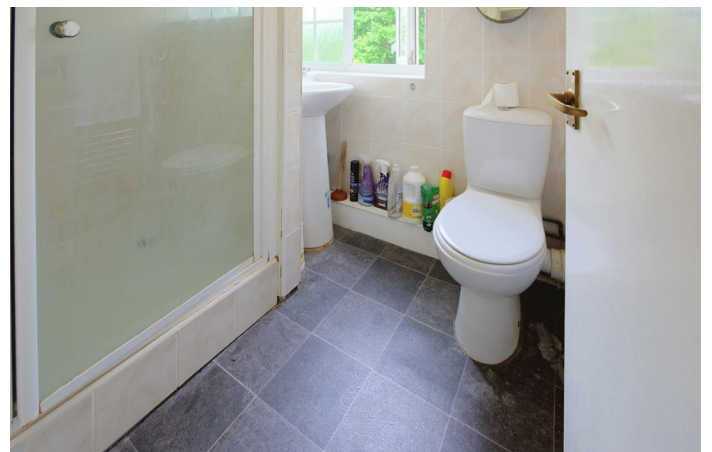
Flood Risk – No, surface water very low

Flood Defenses – Yes

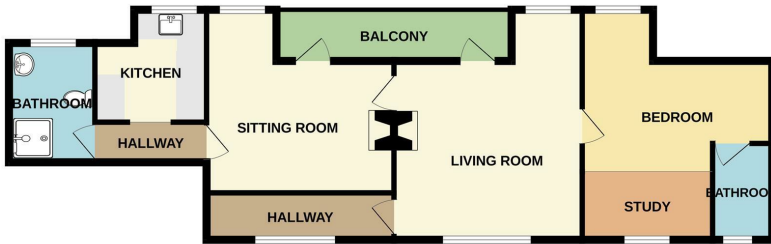
Non-Standard Construction – No

Any Legal Restrictions – No

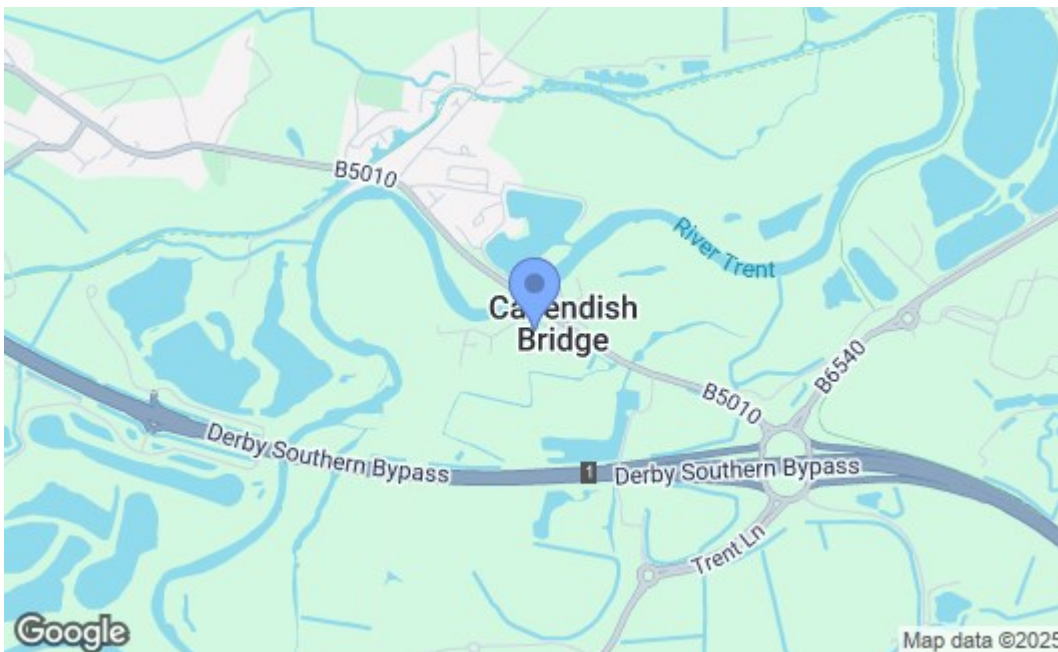
Other Material Issues – No



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.