



Bennett Street,  
Long Eaton, Nottingham  
NG10 4HH

**£157,500 Leasehold**  
**50% Shared Ownership**





## Entrance Hall

The entrance hall has a composite front door, with doors off to the Open-plan kitchen diner, downstairs W.C and lounge and stairs to first floor.

## Kitchen Diner

The dual-aspect kitchen will be fitted with high quality units having a stainless steel sink and four ring hob set in a laminate work surface which will extend to two walls and will have space for an automatic washing machine, oven, drawers and cupboards below. With UPVC double glazed doors onto the rear garden.

## Living Room

The triple aspect lounge has double glazed window to the side and front, with doors opening onto the garden. With TV point and flooring.

## Downstairs W.C

Having a low flush w.c. and hand basin, radiator and an opaque double glazed window and two radiators.

## First Floor Landing

Hatch to the loft and doors to:

## Bedroom One

The main bedroom is positioned at the front of the house with double glazed window to the front, carpeted flooring, radiator and door to the en-suite.

## En-suite

The ensuite shower room has a window to the side elevation, w.c, pedestal sink and enclosed corner shower and chrome towel radiator.

## Bedroom Two

The second bedroom is at the front of the property and has a window to the front, carpeted flooring and radiator.

## Bedroom Three

The third bedroom is positioned at the rear of the property with carpeted flooring, window to the rear and radiator.

## Bathroom

The bathroom will have a white suite and include a panelled bath with a mains flow shower over, hand basin and low flush w.c., opaque double glazed window and chrome ladder towel radiator.

## Outside

To the rear of the property is an enclosed garden.

## Directions

Proceed out of Long Eaton on Derby Road and after the canal bridge, Bennett Street can be found as a turning on the right hand side. Continue for some

distance and the development can be found on the right hand side.

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## Agents Notes

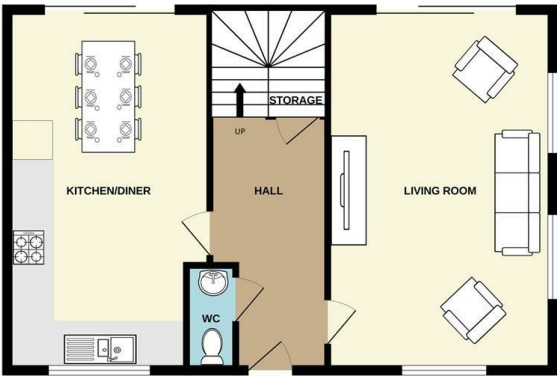
## Service Charges

The property is subject to an annual service charge of £229.92 (£19.16 pcm), which covers grounds maintenance, buildings insurance and a management fee.

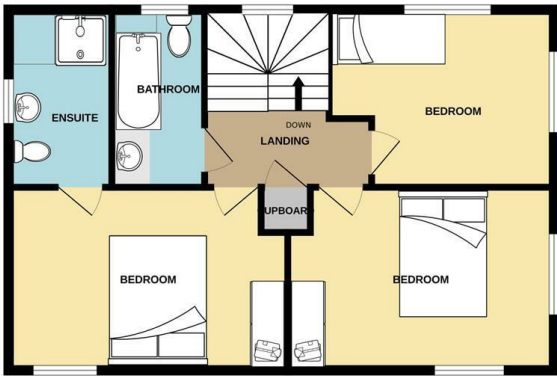
## Shared Ownership\*

The properties are being sold on a Shared Ownership basis, with the option to purchase between 40% and 75% of the market value. The rent is payable to Futures Housing Group for the retained element. The annual rent is calculated at 2.75% of the current property value owned by Futures Housing Group. The purchase of Shared Ownership properties are subject to eligibility criteria. For more information and to discuss this, please contact Robert Ellis Estate Agents.

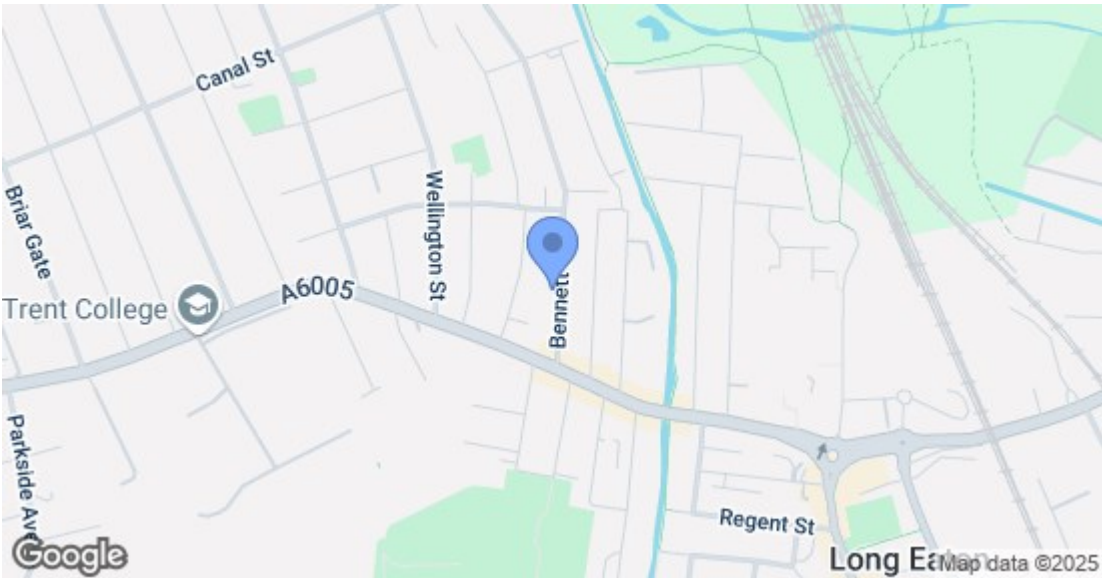
GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.  
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.  
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| 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 <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 |         |           |
| 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.