

Robert Ellis

look no further...



Derby Road,
Long Eaton, Nottingham
NG10 4BJ

£230,000 Leasehold

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THIS IS A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH IS PART OF A PRESTIGIOUS DEVELOPMENT OF SIX SIMILAR PROEPRITIES WITHIN THIS ATTRACTIVE VICTORIAN BUILDING.

Being positioned on the first floor within this exclusive development, this spacious two bedroom property provides a lovely home with spacious living accommodation and two double bedrooms. For the size and layout of the accommodation including this beautiful apartment to be appreciated, we strongly recommend that interested parties take a full inspection so they can see all that is included in this spacious apartment for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation and we feel it will appeal to a range of buyers, from those buying their first home through to people who might be downsizing and looking for a property which is easy to maintain and lock up and leave while going away on travel and holidays.

The property has an attractive appearance and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The property is entered from the communal hall and stairs through the front door to the reception hall, there is a door to the inner hall which has a separate w.c. off, the main lounge/living room is positioned at the front of the apartment and this has a large bay window to the front and a high ceiling, the kitchen is fitted with cream units and has wooden work surfaces, the larger bedroom has an en-suite shower room/w.c., there is the second bedroom and the main bathroom, which has a three piece suite with a mixer tap/shower over the bath. Outside there is a car park at the side which is accessed from Briar Gate with a designated parking space for the property.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages which are within 2 minutes walk away with Trent College and The Elms being opposite and The Wilsthorpe Academy and other schools just down the road, so this property would be ideal for those who may be teaching or working at any of the schools, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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.



Communal Reception Hallway

There is a UPVC door with an inset glazed panel from the car park which provides access to the rear hall from where stairs lead to the first floor level and the front door to the apartment we are marketing is on the left hand side.

Front Door

There is a panelled front door leading in to the reception hall.

Reception Hall

As you enter the apartment there is sensor lighting, a wall mounted electric consumer unit and a door which leads to the inner hallway.

Inner Hall

Radiator and two power points.

Separate WC

There is a separate WC positioned off the inner hall and this has a white low flush WC and a hand basin with mixer tap and a double shelved cupboard below, radiator and tile flooring.

Lounge

14'5 x 13'8 (4.39m x 4.17m)

Double glazed bay window to the front, a high ceiling, radiator, power points and data points.

Kitchen

14'4 x 5'10 (4.37m x 1.78m)

The kitchen is fitted with cream gloss units having brushed stainless steel fittings and wooden work surfaces and includes a sink with a mixer tap and a four ring gas hob set in a wooden work surface with cupboards, drawers, two pull out bottle/spice rack cupboards and an oven below, matching eye level wall cupboards, "L" shaped wooden work surface with space and plumbing for an automatic washing machine below, tiling to the walls by the work surface areas, radiator, wall mounted boiler, double opaque glazed window, extractor fan, spaces for a fridge, freezer and bins beneath the main work surfaces and a hood over the cooking area.

Bedroom 1

13'9 x 10'4 (4.19m x 3.15m)

Double glazed window with a fitted roller blind to the rear, radiator, TV point and power points with USB charging points.

En-Suite Shower Room

There is a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective screen, low flush WC, pedestal wash hand basin with a mixer tap, tiled walls to the sink and WC areas, tiled flooring and an extractor fan.

Bedroom 2

11'8 x 10'11 (3.56m x 3.33m)

Double glazed window to the side and a radiator.

Bathroom

The bathroom has a white suite including a panel bath with mixer tap and shower, tiling to two walls and a glazed screen, low flush WC and a hand basin and mixer tap with cupboard under, tiled flooring, an extractor fan and a radiator.

Outside

There is a parking space provided in the block paved car park at the side of the property which is entered from Briar Gate.

Directions

Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side.

8812MP

Agents Notes

The property is leasehold with a 999 year lease. There will be no ground rent. Each flat owner will have a share in the freehold which will be transferred to a management company following the sale of the last plot on the development.

There are AI pictures on this property.

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

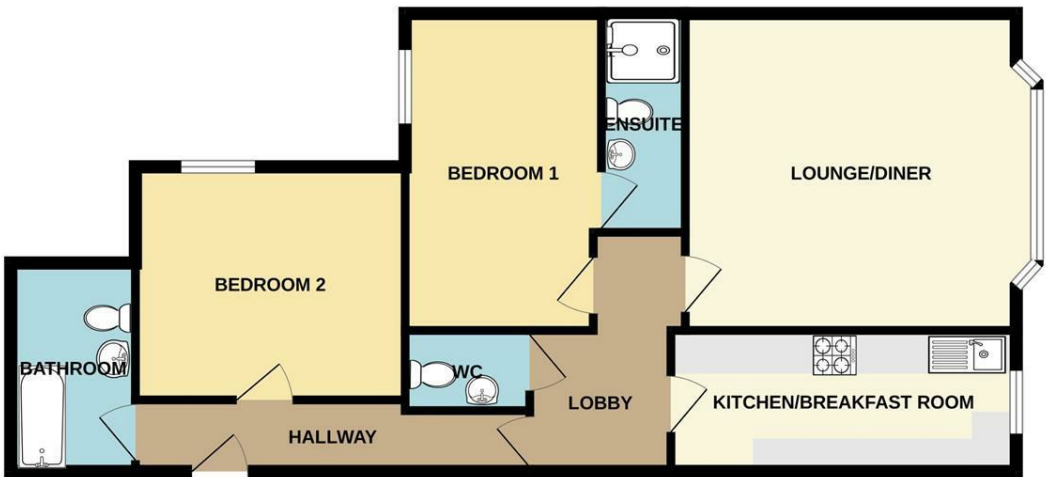
Any Legal Restrictions – No

Other Material Issues – No

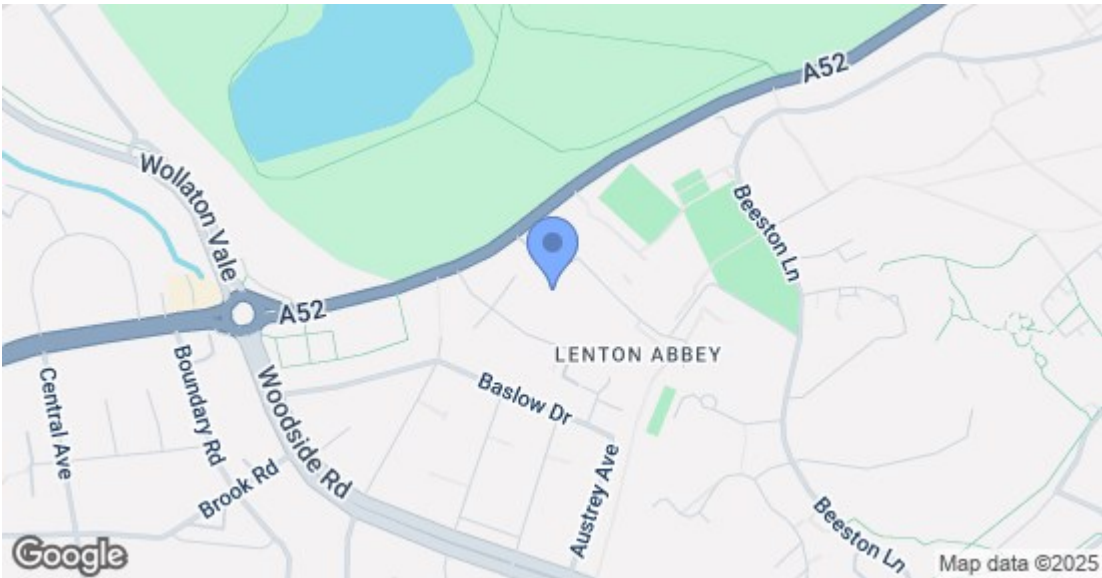




GROUND FLOOR



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	79	
(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.