



Grasmere Road,
Long Eaton, Nottingham
NG10 4EF

£122,500 Leasehold



THIS IS A FIRST FLOOR, TWO DOUBLE BEDROOM PURPOSE BUILT FLAT PROVIDING SPACIOUS ACCOMMODATION WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located on Grasmere Road in a purpose built block of four similar properties, this first floor apartment provides a lovely home which will suit a first time buyer or somebody who might be downsizing from a larger property and is looking for a home which is easily maintained and conveniently located, with there being a bus stop almost outside. For the size and layout of the light and airy accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this spacious property for themselves. The flat is well placed for easy access to a Co-op convenience store which is within a two minute walk and there is a bus service which provides easy access to Long Eaton and the surrounding area.

The block of properties is constructed of brick to the external elevations under a pitched tiled roof and the accommodation in the property we are selling derives the benefits from having gas central heating and double glazing and is entered through the main entrance door at the side with internal steps leading to a reception landing area, from which folding glazed doors take you into the main lounge/sitting area at the front which has a log burning stove and two windows, the kitchen is fitted with wall and base units and has spaces for several appliances, there are the two double bedrooms and the fully tiled bathroom which has a white suite with a shower over the bath. Outside there is a good size lawned garden area at the rear which has fencing to three boundaries and there is a wooden shed which will remain when the property is sold, there is a brick store and further integral store under the steps leading to the entrance door at the side.

The property is only a couple of minutes walk away from a Co-op convenience store and there are further shopping facilities found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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.



Front Door

The front door is accessed via a flight of steps on the right hand side of the building which provides access through a stylish composite front door with an inset glazed panel to internal stairs which take you to the reception landing area.

Reception Landing

The spacious reception landing has a hatch to the loft, folding glazed doors leading into the lounge and a feature vertical radiator.

Lounge/Sitting Room

17'9" x 14'7" to 10' approx (5.41m x 4.45m to 3.05m approx)

The main lounge/sitting area and has two double glazed windows with fitted blinds to the front, a log burning stove set in a chimney breast with a wooden mantle over and a tiled hearth, radiator and cornice to the wall and ceiling.

Kitchen

9'8" x 9'4" approx (2.95m x 2.84m approx)

The kitchen is fitted with a stainless steel sink having a mixer tap set in a wooden work surface with cupboards and spaces for an automatic washing machine and dishwasher below, space for an upright cooker, second work surface with double cupboard below, double eye level wall cupboards and double glazed windows with fitted blinds to the side and rear.

Bedroom 1

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window with fitted blind to the rear, radiator, built-in storage cupboard and cornice to the wall and ceiling.

Bedroom 2

13' x 9'5" approx (3.96m x 2.87m approx)

Double glazed window with fitted blind to the front, radiator and cornice to the wall and ceiling.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a Mira electric shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mirror and light to the wall above and a

low flush w.c., chrome ladder towel radiator, opaque double glazed window and a mirror fronted wall cabinet.

Outside

At the front of the property there is a pathway taking you to a gate which provides access to the lawned garden area which has fencing to three sides and provides a lovely place to sit outside and there is a shed in the garden area.

Brick Store

At the rear of the building there is a brick store which provides an excellent storage facility.

Understairs Storage Cupboard

Beneath the steps which take you to the entrance door at the side of the property there is a further storage facility.

Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street. At the roundabout with Longmoor Lane turn left where Grasmere Road can be found as a turning on the left.
8955MP

Council Tax

Erewash Borough Council Band A

Agents Note

The property is leasehold with a 125 year lease which commenced 15.2.99.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 23mbps Superfast 1 mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



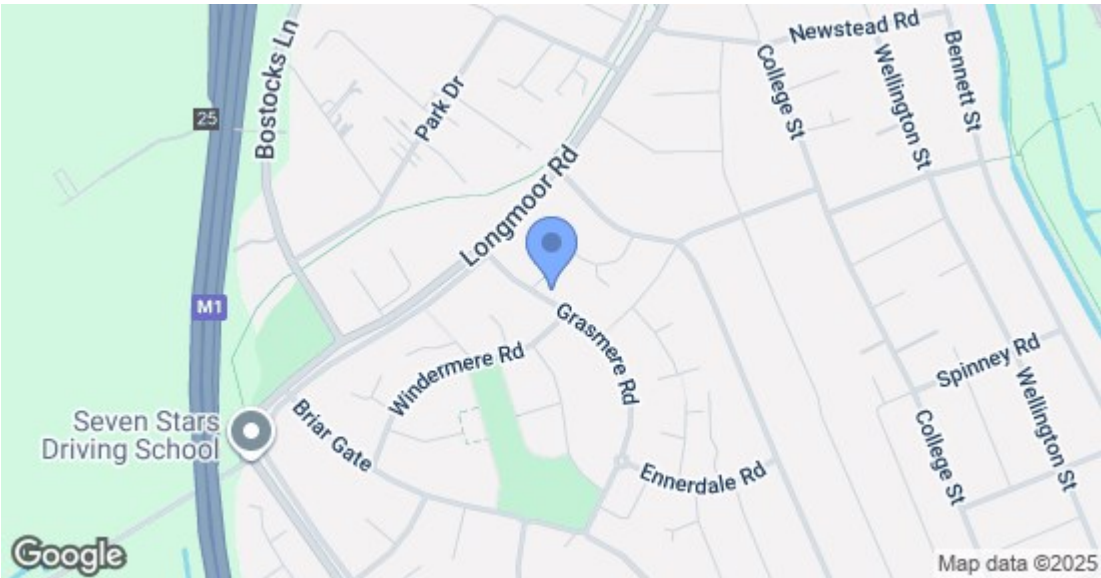


GROUND FLOOR



23A GRASMERIE ROAD, LONG EATON, NOTTINGHAM, NG10 4EF

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, rooms and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is a notional property only and should not be relied upon for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation 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 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.