



Bramley Road,
Long Eaton, Nottingham
NG10 3SX

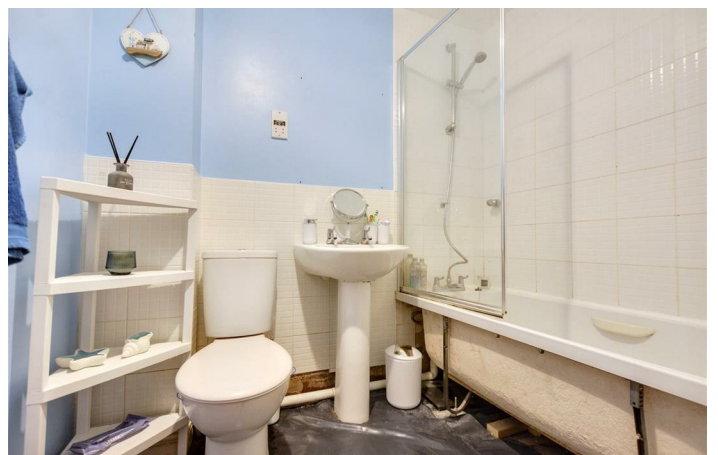
£125,000 Leasehold



A MODERN TWO BEDROOM APARTMENT, IDEAL FOR A FIRST TIME BUYER OR INVESTOR, LOCATED WITHIN EASY REACH OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this well-presented apartment, built in 2007 and offering comfortable, low-maintenance living. The accommodation comprises an open plan lounge and kitchen, creating a bright and sociable living space, along with two bedrooms and a three-piece bathroom suite. The property also benefits from allocated parking, making day-to-day life convenient. Situated within walking distance of local shops and the train station, the apartment offers superb access to Nottingham, Derby and wider transport routes, making it a fantastic opportunity for first-time buyers, professionals or buy-to-let investors. Early viewing is recommended.

As well as being situated a few minutes walk from the Long Eaton Station, the property is close to all the shopping facilities found in Long Eaton town centre which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, East Midlands Airport and the A52 and other main roads to Nottingham and Derby.



Entrance

There are two entrance doors to the block, one from Bramley Road and the other from the allocated parking at the rear, communal area and stairs to the first floor landing.

Entrance Hall

Door to the front, laminate flooring and doors to:

Open Plan Living/Dining Kitchen

20'0" x 19'0" approx (6.1m x 5.8m approx)

Double glazed windows to the front and side, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven and electric hob over with extractor fan above, space and plumbing for a washing machine and fridge freezer, living area with laminate flooring a storage heater.

Bedroom 1

10'5" x 10'4" approx (3.2m x 3.15m approx)

Double glazed window to the front, storage heater.

Bedroom 2

10'5" x 9'4" approx (3.2m x 2.87m approx)

Double glazed window to the front, storage heater.

Bathroom

Three piece suite comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road where Bramley Road can be found as a turning on the left
8990CO

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 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

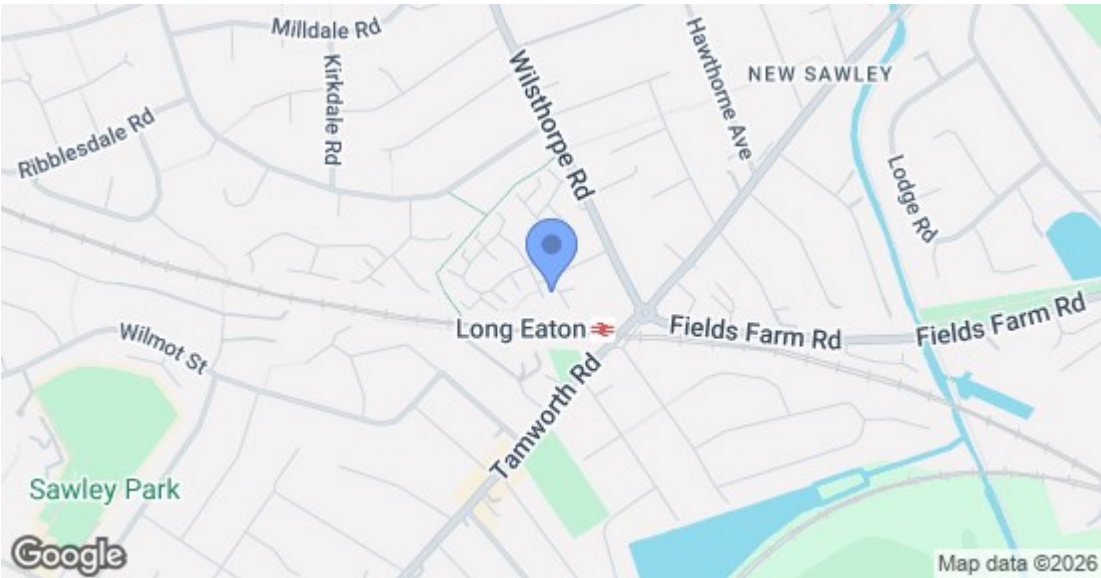
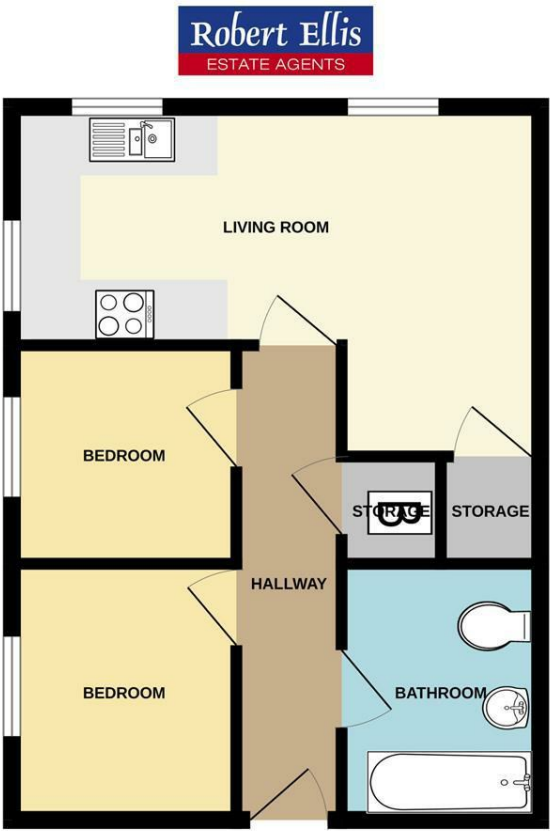
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

The property is leasehold with a 125 year lease which commenced 14.6.07.





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