



Cross Lane,  
East Bridgford, NG13 8NE





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£135,000

Offered to the market is this spacious, two double bedroom, duplex apartment. Located within the desirable Village of East Bridgford with accommodation comprising: Private front door, entrance hall, utility room, landing, open plan living / dining room, modern kitchen, family bathroom, two double bedrooms and its own garden. EPC Rating - C. Council Tax Band - B. Leasehold with 94 Years remaining on the lease.





### Entrance

Private uPVC double glazed front door into Entrance Hall.

### Entrance Hall

Stair rising to the first floor, wood effect laminate flooring, feature glass block window and door to the Utility Room

### Utility Room

**10'2" x 5'11" (3.11 x 1.82)**

Fitted with a good range of base and wall mounted units with work surface over, space for fridge freezer, space for tumble dryer, tiled flooring, built-in cupboard, uPVC double glazed door and double glazed window.

### Landing

White panel doors to accommodation, loft access with pull down ladder and being part boarded and housing the gas central heating boiler.

### Open Plan Living / Dining Room

**14'2" x 13'0" (4.32 x 3.98)**

A light and bright primary reception room with uPVC double glazed window, television point and open through to the Kitchen.

### Kitchen

**10'5" x 7'9" (3.18 x 2.38)**

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, space for under counter fridge freezer and dishwasher, built-in electric fan assisted oven and grill with electric touch hob and extractor fan over, inset sink and drainer, tiled flooring and uPVC double glazed window.

### Bedroom One

**13'8" max x 9'10" max (4.19 max x 3.02 max)**

UPVC double glazed window and wood effect laminate flooring.

### Bedroom Two

**11'3" x 9'8" (3.44 x 2.97)**

UPVC double glazed window, alcove for storage and wood effect laminate flooring.

### Bathroom

**10'5" max x 5'2" max (3.18 max x 1.60 max)**

Fitted with a modern three piece white suite comprising: W.C and wash basin set into a vanity storage unit and panel bath with chrome shower over and glass screen, tiling to wet areas and flooring, built-in cupboard and uPVC double glazed window

### Garden

This property has the benefit of its own garden which is laid to lawn.



### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is 94 years remaining on the lease.

There is Ground Rent payable at £10 per annum and a Service Charge of £85 per month

Pet Clause - "Not to keep any animals in the flat other than a reasonable number of small pets (including birds) accommodated in cages"

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

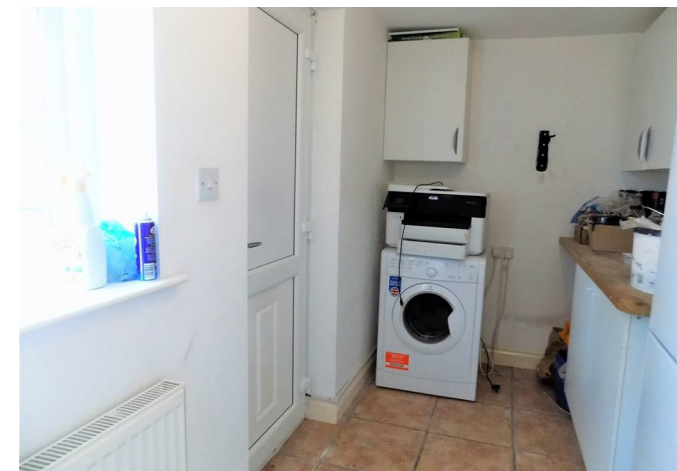
### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

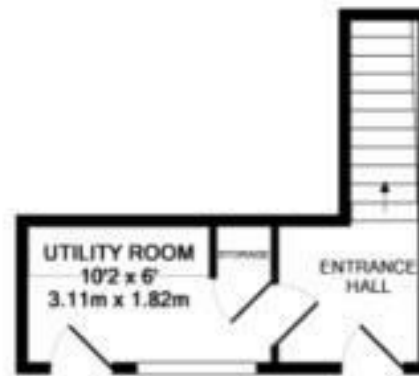
### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

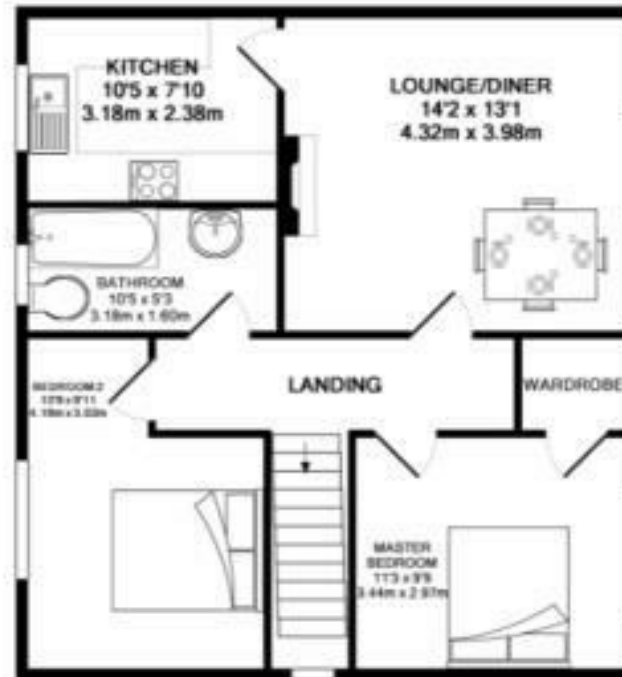
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
APPROX. FLOOR  
AREA 124 SQ.FT.  
(11.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 660 SQ.FT.  
(61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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