

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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12 Rowe Court, Long Eaton, Nottingham, NG10 1QX

Asking Price Of £124,950



Two bedroom Apartment located in Long Eaton

For sale with NO upwards chain, a two double bedroom first floor apartment located in Rowe Court off Acton Road. Well presented throughout this spacious open plan living property is ideal for first time buyers.

### Property Description

For sale with no upwards chain, a very well presented and deceptively spacious, two double bedroom modern apartment situated on the first floor in this popular residential area of Long Eaton. With open plan living, kitchen and diner this gorgeous apartment would be ideal for any first time buyer or buy to let investor.

Having 107 years remaining on the lease, this property also benefits from double glazed windows, electric heating and allocated parking space. This is a great opportunity for someone to acquire a very well maintained property to move straight into and a viewing is strongly advised to see what's on offer here.

Ideally located the property is within easy reach of the amenities and facilities offered by Long Eaton town centre which include Asda and Tesco superstores and numerous other retail outlets found along the high street, there are health care and sports facilities along with excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



**LIVING/KITCHEN:** 20' 8" x 17' 11" (6.30m x 5.48m) Open plan kitchen, living and dining area with double glazed uPVC windows, carpet, electric radiators in living area. Fully equipped kitchen with over and under counter storage cupboards, electric hob and oven, space and plumbing for washing machine, space for fridge freezer, sink with drainer and tap, laminate flooring and space for dining table.

**BEDROOM ONE:** 11' 7" x 9' 3" (3.55m x 2.84m) Double glazed uPVC window, electric radiator, carpet, door to bathroom.

**BEDROOM TWO:** 8' 5" x 10' 11" (2.59m x 3.35m) Double glazed uPVC window, carpet and electric radiator.

**BATHROOM:** 5' 6" x 6' 10" (1.68m x 2.10m) Fitted panelled bath with electric shower over, wash hand basin, WC, extractor fan and vinyl flooring.

**TENURE:** Leasehold - 107 years remaining

**Ground rent** - £300 per year

**Service charge** - £1,385 per year

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

