



164c Derby Road,  
Long Eaton, Nottingham  
NG10 4AE

**£245,000 Leasehold**



THIS IS A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WHICH HAS THE SPACE AND FEEL OF THE ORIGINAL VICTORIAN PROPERTIES WHICH WERE CONVERTED INTO 6 INDIVIDUAL APARTMENTS.

Being located on the corner of Briar Gate and Derby Road, this spacious ground floor apartment provides a lovely home which will suit a whole range of people, from those buying their first property through to those who might be downsizing and looking for a property which is easily maintained and accessible to the many local amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live. For the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely property for themselves, with the property being sold with the benefit of NO UPWARD CHAIN and therefore is ready to move into without having to carry out any work whatsoever.

The property is entered through the main entrance door at the front and there is an open porch with a Minton tiled floor and the hall extends the whole depth of the apartment and there is a ground floor w.c. off. The lounge is positioned at the side and this has a double glazed French door set in a rounded bay window at the side, the kitchen is exclusively fitted with grey gloss units and wooden work surfaces with integrated cooking appliances, the two bedrooms are situated off an inner hallway and the bathroom is at the rear of the apartment and has a shower over the bath. Outside there is an easily managed garden area at the side of the building which belongs to the apartment and a designated parking space in the block paved parking area.

The property is within easy reach of Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property which include The Elms and Trent College and the Wilsthorpe Academy, there are healthcare and sports facilities including 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.



#### Porch

Open porch with a tiled roof, balustrade and Minton tiled flooring leading through a wood panelled front door with etched glazed panels to either side and above to:

#### Reception Hall

The spacious reception hall has Minton tiled flooring as you enter the hall and this leads onto carpeting which extends to the far end, two radiators, wall mounted electric consumer unit and six power points in the hall area.

#### Lounge/Sitting Room

15'3 x 13'9 plus bay approx (4.65m x 4.19m plus bay approx)

Full height double glazed French door which leads out to the side of the property set in a double glazed bay window, radiator, recessed lights to the ceiling, aerial point and power points for a wall mounted TV, ten power points and carpeted flooring.

#### Kitchen

12'3 x 10'3 approx (3.73m x 3.12m approx)

The kitchen is fitted with dark grey gloss units having brushed stainless steel fittings and wooden work surfaces and includes a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and drawers below, space for an upright fridge/freezer, work surface with cupboard and space for an automatic washing machine below, a four ring gas burner set in a wooden work surface within a recess with a circulating fan above and an oven and pull out spice/bottle cupboard below, matching eye level wall cupboards with lighting under, recessed lighting to the ceiling, double glazed window to the side, radiator, wall mounted gas boiler, tiled flooring and tiling to the walls by the work surface areas.

#### Separate w.c.

Having a white low flush w.c. and hand basin with a mixer tap and cupboard below, radiator, an extractor fan and tiled flooring.

#### Inner Hall

The inner hall leads from the main hallway to the two bedrooms and has sensor lighting and doors to:

#### Bedroom 1

14'3 max x 9'3 plus bay approx (4.34m max x 2.82m plus bay approx)

The main double bedroom has a double glazed bay window to the front, radiator, aerial point and power point for a wall mounted TV, six power points and carpeted flooring.

#### Bedroom 2

10'4 x 5'6 approx (3.15m x 1.68m approx)

Double glazed window to the side, radiator, aerial point and power point for a wall mounted TV, four power points and carpeted flooring.

#### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap/shower, tiling to two walls and a glazed protective screen, low flush w.c. and hand basin with a mixer tap and cupboard under, walls tiled to the sink and w.c. areas, tiled flooring, opaque double glazed window, radiator and an extractor fan.

#### Outside

There is a block paved parking area at the side of the property with a designated parking space for the apartment we are selling. There is picket fencing and a gate providing access to the garden area which belongs to the ground floor apartment we are marketing and this is currently pebbled to help keep maintenance to a minimum and has established trees and bushes with a further gate leading to the path running across the front of the property. The path provides access to the main front door and there is also a gate leading out to the pavement in front of the building and there is a pebbled area and a low level wall running along the front boundary.

#### Directions

Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side.  
9155MP

#### Agents Notes

The property is leasehold, lease details to be verified.

#### Council Tax

Erewash Borough Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast

80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

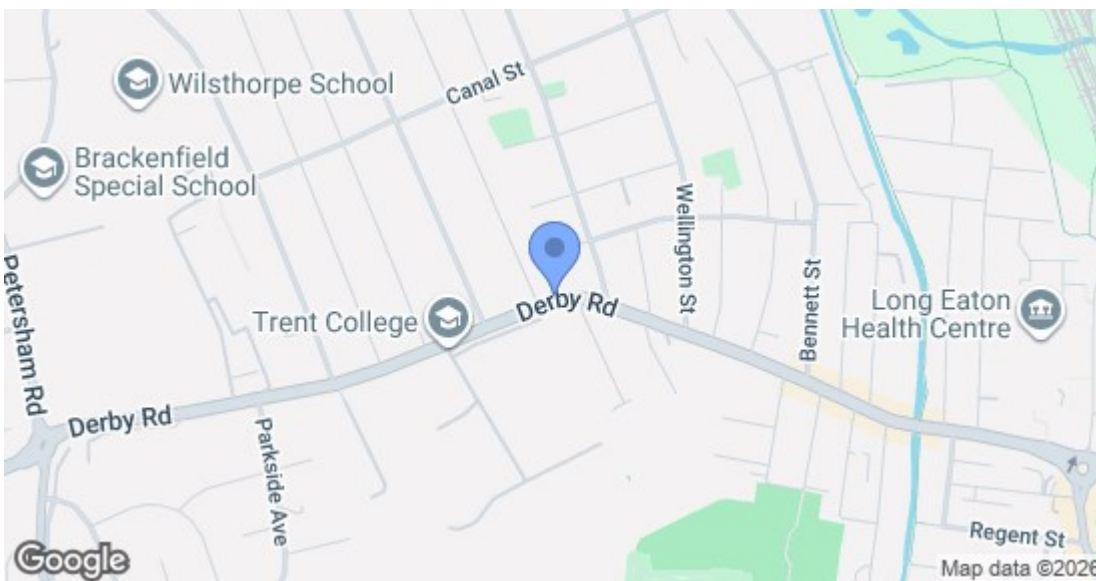
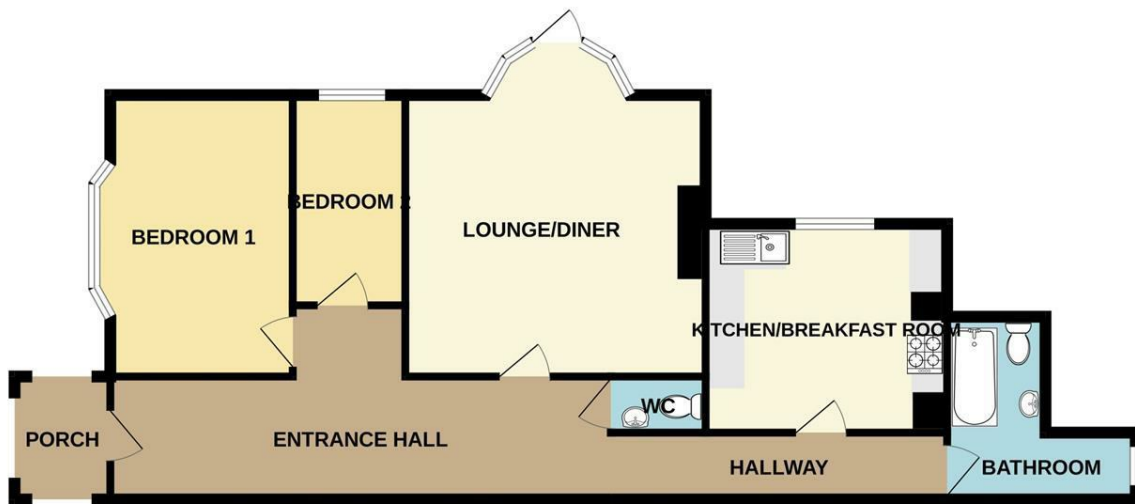
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



## GROUND FLOOR



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.