Robert Ellis

look no further...

166 Derby Road,
Long Eaton, Nottingham
NG10 4BJ

£215,000 Leasehold

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THIS IS A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH HAS EN-SUITE SHOWER ROOMS TO BOTH BEDROOMS.

Being part of this prestigious conversion of two Victorian houses into 6 apartments, this first floor property provides light and airy accommodation which benefits from having en-suite shower room/w.c's to each of the two bedrooms. The apartment is currently vacant and is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves.

Being part of these attractive Victorian buildings which were converted a few years ago, this particular apartment is accessed from a staircase at the rear of the building and the landing leads through the front door into the reception hall, there is an inner hall with a separate w.c. off, the lounge has a bay window to the front, the kitchen is fitted with extensive ranges of cream gloss units with wooden work surfaces and integrated cooking appliances and the two double bedrooms have the en-suite shower room/w.c.'s with mains flow shower systems. The property has carpeted flooring to the main living and bedroom areas, benefits from gas central heating and is double glazed throughout. Outside there is a block paved parking area with a designated parking space for the apartment we are marketing and this is accessed from Briar Gate.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within a couple of minutes walk of the property which includes The Elms and Trent College independent schools and the Wilsthorpe Academy, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the open countryside and the excellent transport links include J25 of the M1, which is literally only a mile away, 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.

Entrance Hall
The apartment is entered through a communal door and hall with stairs taking you to the first floor level, from which you reach the front door of the apartment.

Front Door
Security panelled front door leading into:

Reception Hall
Door leading to the inner hall, sensor lighting and there is a door to bedroom 2, radiator, wall mounted electric consumer unit and carpeted flooring.

Inner Hall
Radiator, two power points and carpeted flooring.

Separate w.c.
Having a white low flush w.c. and hand basin with mixer tap and cupboard under, extractor fan, radiator, tiled flooring and a sensor light.

Lounge
14'10 plus bay x 13'10 approx (4.52m plus bay x 4.22m approx)
The lounge has a double glazed bay window to the front with a second double glazed window to the side, radiator, aerial and power point for a wall mounted TV, ten power points and carpeted flooring.

Kitchen
15'2 x 6'3 approx (4.62m x 1.91m approx)
The kitchen is fitted with cream units with brushed stainless steel fittings and wooden work surfaces and includes a sink with a mixer tap and four ring gas burner set in a wooden work surface with cupboards, drawers, oven and spaces for a fridge and freezer below, second L shaped wooden work surface/breakfast bar with space and plumbing for an automatic washing machine beneath, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, wall mounted boiler, radiator, extractor fan and double glazed window to the front.

Bedroom 1
13'9 x 10'8 approx (4.19m x 3.25m approx)
Double glazed window to the side, radiator, TV point, six power points and carpeted flooring.

En-Suite
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective glazed screen, pedestal wash hand basin with a mixer tap and cupboard under, low flush w.c., tiling to the walls by the sink and w.c. areas and tiled flooring, radiator, extractor fan and a circular mirror to the wall above the sink.

Bedroom 2
17'9 to 12'2 x 9'3 to 5'3 approx (5.41m to 3.71m x 2.82m to 1.60m approx)
Double glazed window with a privacy roller blind to the side, radiator, eight power points, TV aerial point and carpeted flooring.

En-Suite Shower Room
The en-suite to the second bedroom has a corner shower with a mains flow shower system, tiling to two walls, pivot glazed door and a protective screen, low flush w.c. and hand basin with a mixer tap and cupboard under, tiling to the walls by the sink and w.c. areas, tiled flooring, opaque double glazed window, extractor fan and a circular mirror to the wall above the sink.

Outside
The property has a designated parking space in the block paved area at the side of the building which is accessed from Briar Gate, there is a bin storage area and racked system for bikes.

Directions
Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side.
9156MP

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

Robert Ellis
ESTATE AGENTS

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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.

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