

Robert Ellis

look no further...



Acton Road,
Long Eaton, Nottingham
NG10 1QX

£120,000 Leasehold

0115 946 1818



/robertellisestateagent



@robertellisea

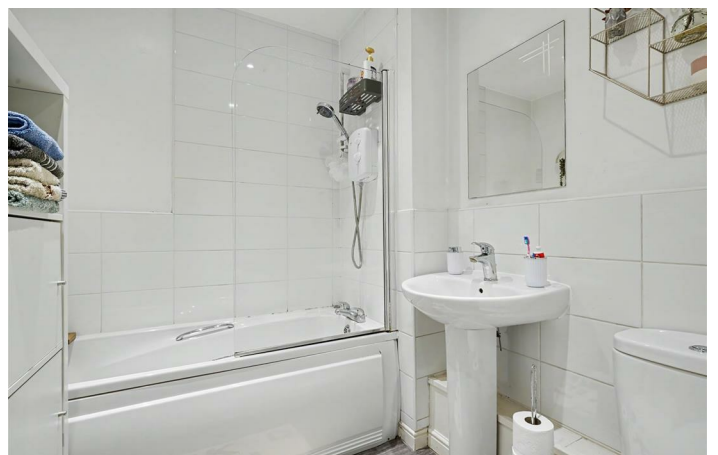


A SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT OFFERING APPROXIMATELY 730 SQ FT OF WELL PRESENTED ACCOMMODATION, IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR.

Robert Ellis are delighted to bring to the market this bright and spacious top floor apartment, offering well proportioned accommodation throughout and an abundance of natural light. Conveniently located close to the town centre, the property is perfectly suited to first time buyers, investors or those looking to downsize.

The accommodation centres around a large open plan lounge and kitchen, creating a sociable living space ideal for both everyday living and entertaining. The apartment also benefits from two really well proportioned bedrooms and a family bathroom. A particular feature of the property is the excellent natural light throughout, enhancing the sense of space across the approximately 730 sq ft of accommodation. Externally, the property benefits from an allocated parking space, providing convenient off road parking for residents. Being offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the size, presentation and location this excellent apartment has to offer.

The property is within a few minutes walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provided good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance

Entrance via a communal door and stairs leading to the first floor and the apartment can be found at the end of the corridor.

Entrance Hallway

Intercom system, storage cupboard and doors to:

Lounge

15'1" x 18'2" approx (4.60m x 5.54m approx)

Two double glazed windows to the rear, storage heater and open to:

Kitchen

6'3" x 10'11" approx (1.91m x 3.33m approx)

Double glazed window to the rear, matching wall and base units with roll edged work surfaces over, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer, prt tiled walls, integrated electric oven, four ring electric hob with extractor over.

Bedroom 1

11'5" x 12'6" approx (3.48m x 3.81m approx)

Double glazed window to the side, storage heater.

Bedroom 2

10' x 12'6" approx (3.05m x 3.81m approx)

Velux window, storage heater.

Bathroom

Pedestal wash hand basin, low flush w.c., panelled bath with electric shower over, chrome heated towel rail and part tiled walls.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker pub take the fourth turning onto Oakleys Road, left onto Acton Road and the property can be found on the right hand side.
9470CO

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 11mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, 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

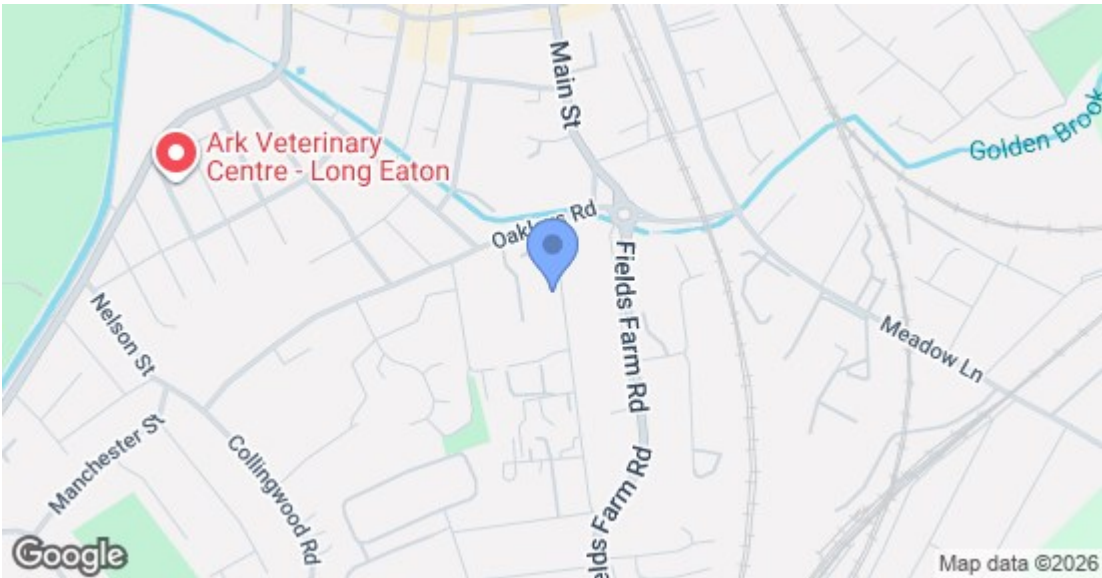
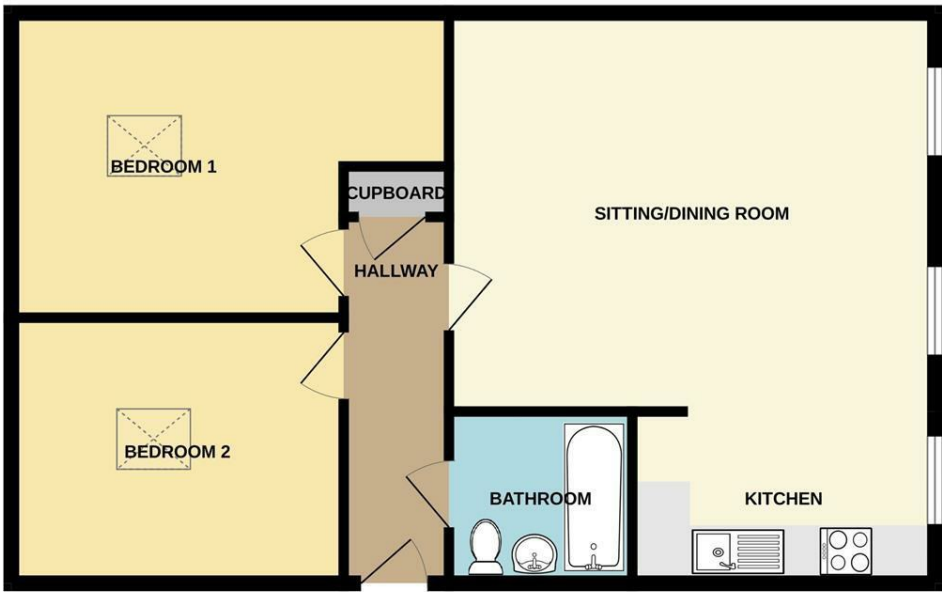
Agents Notes

The property has a 125 year lease which commenced 1.1.07.





3RD 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		
	75	83
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.