Robert Ellis

look no further. . .







Overdale Close,
Long Eaton, Nottingham
NG10 3JJ

£85,000 Leasehold

0115 946 1818

/robertellisestateagent @robertellisea



A RENOVATED FIRST-FLOOR APARTMENT ON THE SOUGHT-AFTER DALES ESTATE, BENEFITING FROM PARKING AND COMMUNAL GARDENS. IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

Robert Ellis are pleased to bring to the market this renovated first-floor apartment, situated on the edge of the popular Dales Estate. Offering well-presented accommodation ready to move straight into, the property would make an excellent purchase for a first-time buyer, investor or anyone looking to downsize. Currently let, it also presents an opportunity for a buyer seeking an investment property.

The property forms part of a traditional block of eight apartments and is accessed via a communal entrance hallway with stairs leading to the first floor. Internally, the accommodation comprises a private entrance hall leading into an open-plan kitchen and living area, with a separate bedroom accessed from this space and its own bathroom. Having been renovated, the apartment offers a fresh and modern living environment in a convenient and popular location.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive 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.





Kitchen Area
Tiled flooring, integrated oven, four ring electric hob with extractor over, tiled splashback, stainless steel sink, space for a washing machine, fridge and freezer, wall and base units with work surface over, two ceiling lights, storage heater.

Living Area
Carpeted flooring, ceiling light, TV points.

Bedroom
7'4 x 9'8 approx (2.24m x 2.95m approx)
Carpeted flooring, two windows, ceiling light, storage heater, space for a wardrobe and access to:

Bathroom
Tiled flooring, tiled splashbacks, obscure window, extractor fan, ceiling light, tiled bath, wash hand basin and low flush w.c.

Agents Notes
The property has a 999 year lease which commenced 1.1.80.

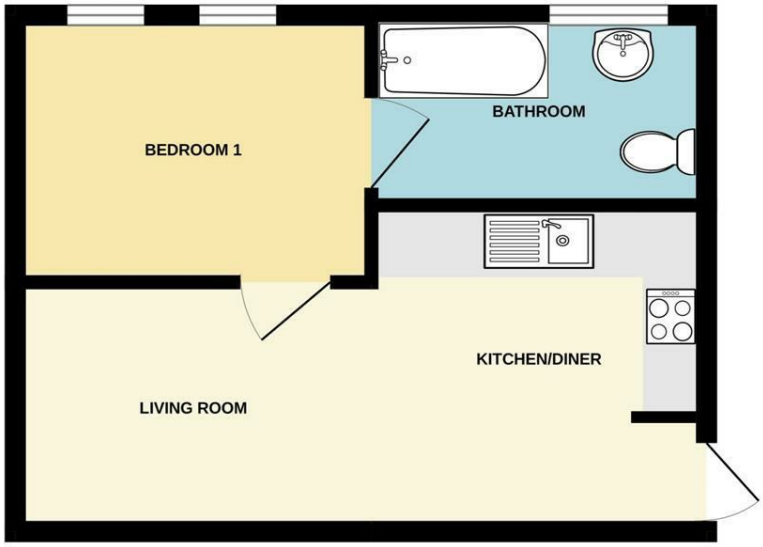
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and third right into Overdale Close.
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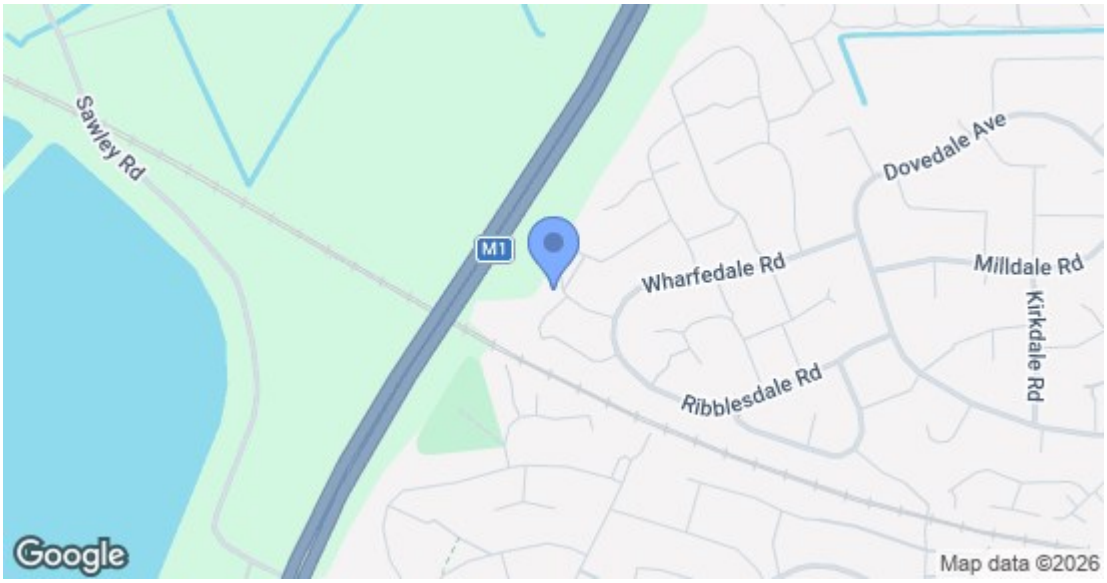
Council Tax
Erewash Borough Council Band A

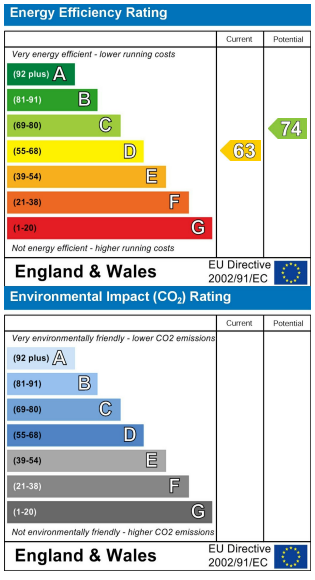
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 2mbps
Superfast 41mbps Ultrafast 1000mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Robert Ellis
ESTATE AGENTS

1ST FLOOR







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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