Robert Ellis

look no further...







44 Tamworth Road,
Long Eaton, Nottingham
NG10 1BD

£145,000 Leasehold

0115 946 1818

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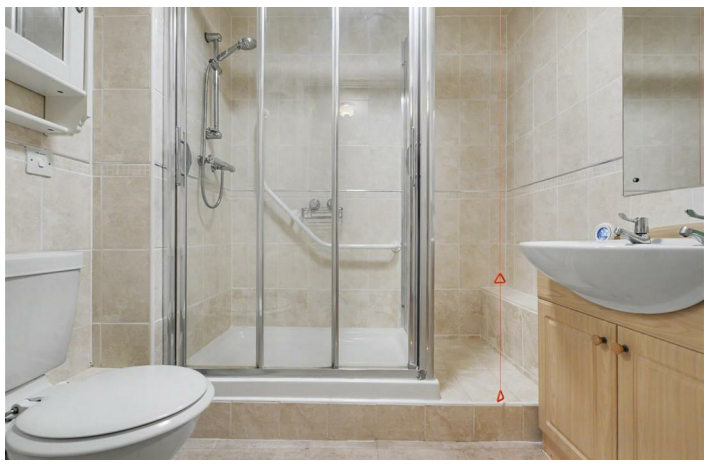
A GROUND FLOOR, ONE BEDROOM APARTMENT FOUND CLOSE TO LOCAL AMENITIES, WITH THE BENEFIT OF A GUEST SUITE FOR VISITORS.

Brooklands Court retirement complex is a most prestigious development situated close to local amenities and transport links that Long Eaton and the surrounding areas have to offer. This particular apartment is located on the ground floor which makes it easily accessible. For all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection where upon they will be able to see the size and quality of the accommodation on offer and can also visit the communal areas which includes a communal residents lounge, guest suite, laundry facility and a place to store a mobility scooter. One of the advantages of Brooklands Court is that there is a residents manager who is based at the development and on site for several hours a day during the week and there is also the emergency pull cord system in the apartment.

The apartment briefly comprises of a spacious entrance hall with a large storage cupboard, lounge with a door onto the rear garden and a paved seating area, kitchen with integrated appliances, bedroom with built-in wardrobes and a shower room. Brooklands Court also offers a range of facilities and communal areas including a guest suite and laundry room. Outside there is parking and communal gardens.

The development is only a few minutes walk away from the centre of Long Eaton and is therefore close to the Asda, Tesco, Lidl and Aldi stores and many other local amenities and facilities, there are healthcare and sports facilities which include the well regarded Clifford Gym in the centre of Long Eaton and the West Park Leisure Centre which also has a swimming pool and adjoining playing fields. Long Eaton is well placed for easy access to many transport facilities which includes J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance
Buzzer system into the property and the apartment has lift access to the first floor.

Hallway
Storage cupboard housing the hot water cylinder, consumer unit, light and shelving, doors to the lounge/diner, bedroom and shower room.

Lounge/Diner
10'8" x 22'5" to 6'9" approx (3.26m x 6.85m to 2.07m approx)
wall mounted electric storage heater, UPVC double glazed door and window to the side leading to a paved patio area, electric fire with marble surround, insert and hearth, glazed doors to:

Kitchen
7'4" x 7'6" approx (2.25m x 2.29m approx)
UPVC double glazed window to the rear, mix of wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated electric single oven, integrated electric hob with extractor over, integrated fridge, integrated freezer.

Bedroom
9'2" x 13'5" to wardrobes approx (2.81m x 4.09m to wardrobes approx)
UPVC double glazed window to the rear, Dimplex wall mounted electric heater, fitted wardrobes with concertina doors, hanging rails and shelving.

Shower Room
6'9" x 5'6" approx (2.08m x 1.69m approx)
Three piece suite comprising of a low flush w.c., vanity wash hand basin, shower cubicle with a sliding door and mains fed shower, tiled walls, Dimplex wall mounted heater, laminate flooring and electric towel rail.

Communal Lounge/Guest Suite/Laundry Room/Store
There is a communal lounge positioned on the ground floor which is adjacent to the main entrance door of the building which has a sliding main entrance door, a laundry facility provided on the ground floor for residents to use and there is a storage area at the side of the building for mobility scooters to be parked. There is a guest suite that can be booked for family members and friends to stay overnight and a resident manager who has an office off the lounge.

Directions
Proceed out of Long Eaton along Tamworth Road and the development can be found on the right hand side after passing the library.
9612MH

Agents Notes
The property is leasehold with a 125 year lease which commenced 1st January 2009.

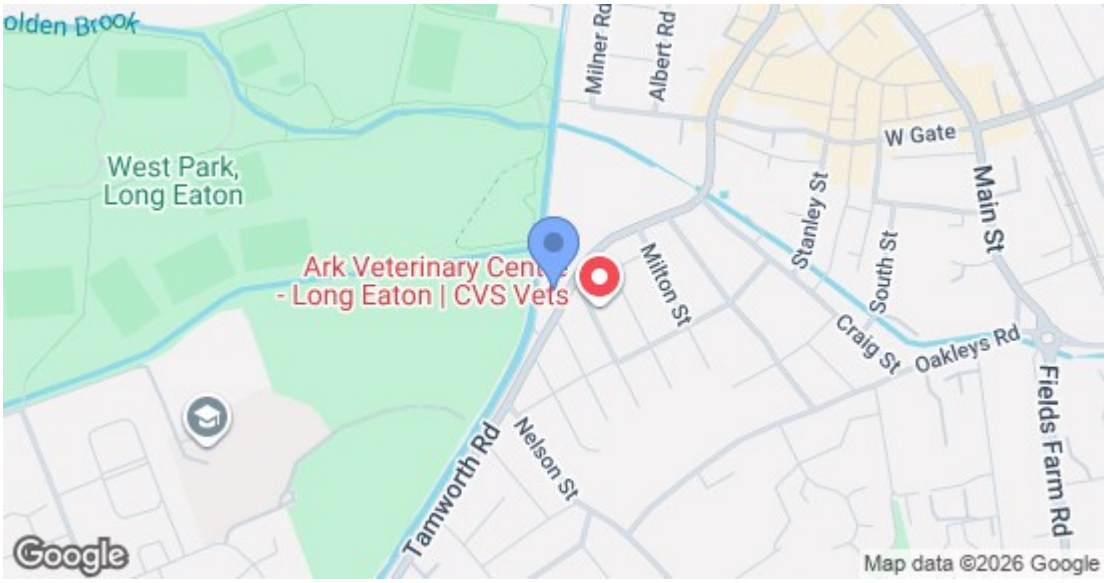
There is a service charge of £2,766.63 p.a. and a ground rent of £763 p.a.

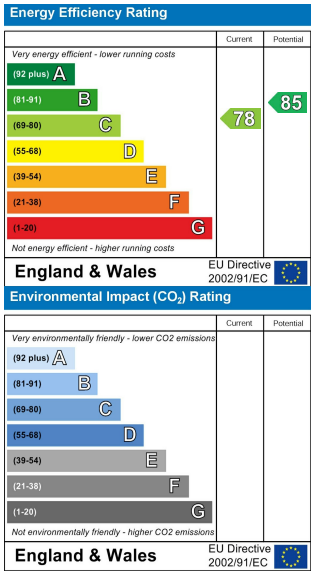
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 15mbps
Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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







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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