Robert Ellis

look no further...







Norfolk Avenue,
Toton, Nottingham
NG9 6GS

£80,000 Leasehold

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AN IDEAL FIRST-TIME BUY OR INVESTMENT – ONE BEDROOM GROUND FLOOR APARTMENT WITH EXTENDED LEASE, CAVITY WALL INSULATION AND NO UPWARD CHAIN!

This one-bedroom ground floor apartment is situated in the popular residential area of Toton and offers an excellent opportunity for first-time buyers, downsizers or investors looking for a property they can put their own stamp on. Being sold with no upward chain, the apartment benefits from an extended lease, cavity wall insulation, double glazing and electric storage heating. The accommodation comprises a reception hall, open-plan lounge and kitchen, a good-sized bedroom and bathroom. Outside, there is a communal balcony, parking, a lawned communal area and a garage located in an adjacent block.

Toton is a highly regarded residential area to the west of Nottingham, well placed for a range of local amenities, including Tesco on Swiney Way, Chilwell Retail Park and the shops and supermarkets in nearby Beeston and Long Eaton. The area also offers excellent healthcare and sports facilities, together with attractive outdoor spaces such as Toton Fields and Attenborough Nature Reserve, making it an appealing location for a variety of buyers.

The property benefits from excellent transport links, including the Nottingham tram network, Junction 25 of the M1, the A52 and nearby railway stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway. East Midlands Airport is also within convenient reach, providing access to a wider range of destinations. With good connections to Nottingham, Derby and the surrounding East Midlands, this apartment represents an appealing opportunity for buyers seeking a conveniently located home with scope to personalise.





Communal Entrance Hall
There is a door leading to the ground floor apartment which is at the rear of the Doris Court block and the first door on the right hand side at the end of the corridor.

Entrance Hall
Front entrance door, carpeted flooring ceiling light, coving, doors to the lounge, bathroom and bedroom.

Lounge
14'7" x 11'1" approx (4.47m x 3.4m approx)
Having UPVC double glazed windows to the front and side, wall mounted storage heater, electric fireplace, TV point, ceiling light, two wall lights, window and door to:

Kitchen
8'2" x 7'8" approx (2.51m x 2.34m approx)
UPVC double glazed window to the side, range of wall, drawer and base units with laminate roll edged work surface over, inset stainless steel sink with a mixer tap, tiled splashbacks, integrated electric oven and hob, space and plumbing for a washing machine, space for an under-counter fridge and freezer, airing cupboard housing the hot water cylinder and water tank.

Bedroom 1
12'9" x 11'1" approx (3.91m x 3.38m approx)
UPVC double glazed window to the front, wall mounted storage heater, carpeted flooring, built-in wardrobes to one wall, ceiling light and USB sockets, TV point.

Bathroom
6'5" x 5'8" approx (1.98m x 1.73m approx)
Ceiling light, mirrored vanity cupboard, tiled walls, low flush w.c., wash hand basin with vanity cupboard under, panelled bath with electric shower above, extractor fan, ceiling light.

Garage
There is a single garage in a block adjacent to the block with a metal up and over door.

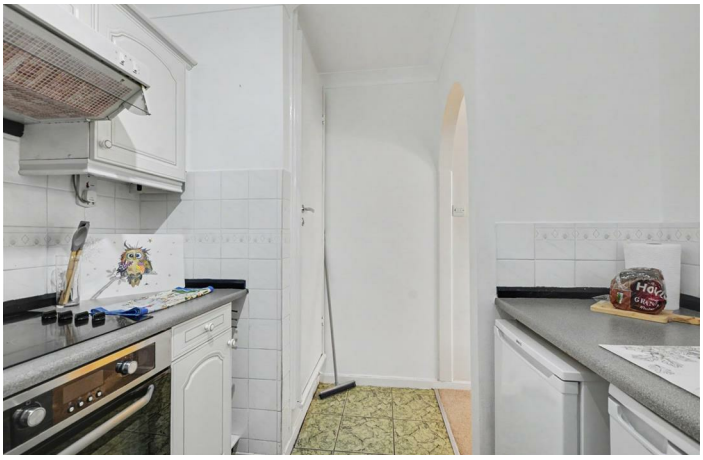
Communal Areas
There is multiple parking areas directly outside the property with communal gardens.

Directions
Proceed down Stapleford Lane and turn into Norfolk Avenue, follow the road round to the end of the cul-de-sac and Doris court is the furthest block on the left.
9611JG

Agents Notes
The property is leasehold with a 999 year lease which commenced 24.6.74 and there is a service charge of £1,320 p.a.

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 8mbps Superfast 57mbps 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

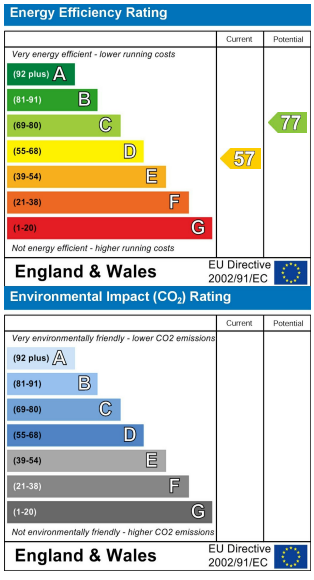




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ESTATE AGENTS







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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