Robert Ellis

look no further...







Hickling Close,
Long Eaton, Nottingham
NG10 3TH

Price Guide £130-140,000

Leasehold

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A BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT, BUILT IN 2010 AND IDEALLY LOCATED CLOSE TO THE TRAIN STATION, MAKING IT AN EXCELLENT PURCHASE FOR A FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this immaculately presented top floor apartment, offering modern and well proportioned accommodation throughout. Built in 2010, the property provides a contemporary style of living within a popular and convenient residential location and is being sold with NO UPWARD CHAIN.

The accommodation is accessed via a large entrance hallway, providing an excellent first impression and offering useful space. The heart of the home is the impressive L-shaped open plan lounge, kitchen and dining area, creating a bright and versatile living space ideal for relaxing, entertaining and everyday living. There are two well proportioned bedrooms along with a modern bathroom, completing the accommodation. Outside there is a parking space. The property is held on a leasehold basis and would make an ideal purchase for a first time buyer, investor or anyone looking for a low maintenance home.
Conveniently positioned within a popular location, the apartment is situated close to the train station, local amenities and transport links.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are further shopping facilities found in Sawley where there is a Morrison's and a well known local bakery, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance
Communal entrance with stairs leading to the second floor.

Hallway
Entrance door to the front, loft access hatch, laminate flooring, storage cupboard housing the boiler and doors to:

Living/Kitchen Diner
18'3 x 17'4 approx (5.56m x 5.28m approx)

Lounge Area
Double glazed window to the front, Juliette balcony, laminate flooring, radiator, TV point, open to:

Kitchen Area
Wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven with four ring gas burner, plumbing for a washing machine and dishwasher, space for a fridge freezer.

Bedroom 1
12'1 x 9'8 approx (3.68m x 2.95m approx)
Double glazed window to the rear, radiator and laminate flooring.

Bedroom 2
10'8 x 9'9 approx (3.25m x 2.97m approx)
Double glazed window to the rear, radiator and laminate flooring.

Bathroom
Double glazed window to the side, pedestal wash hand basin, low flush w.c., panelled bath, radiator, linoleum flooring.

Outside
With communal parking to the rear offering visitors spaces with one allocated parking space included.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Hickling Close can be found as a turning on the left hand side.
9515CO

Agents Notes
The property is leasehold with a 125 year lease which commenced 1.7.08. There is an annual service charge of £1,694 which covers building insurance, external building maintenance, window cleaning and upkeep of outdoor parking.

Council Tax
Erewash Borough Council Band B

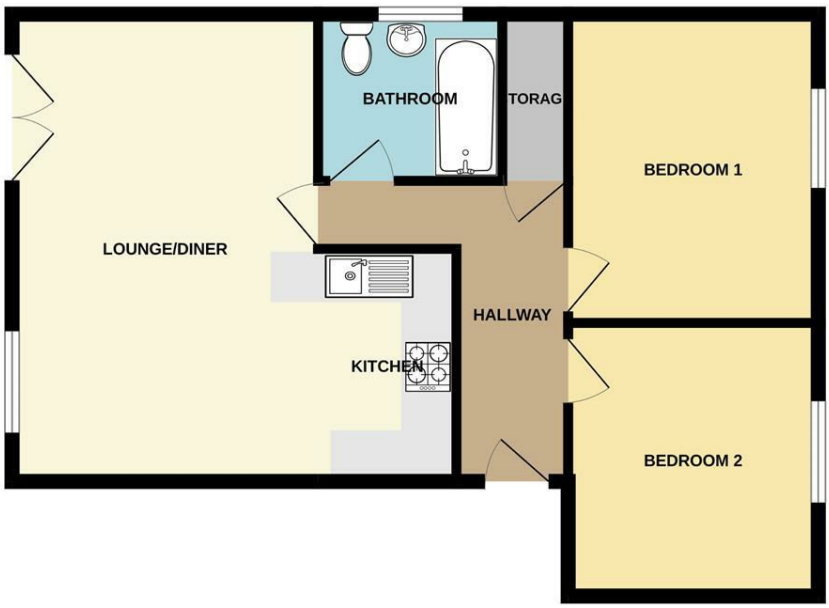
Additional Information
Electricity – Mains supply
Water – Mains supply - water meter
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

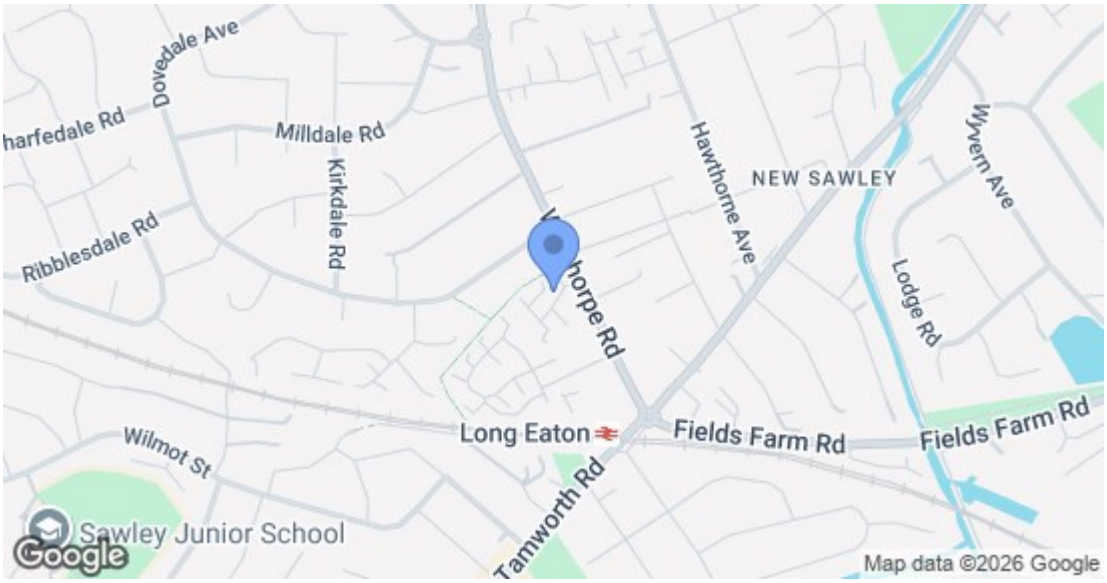


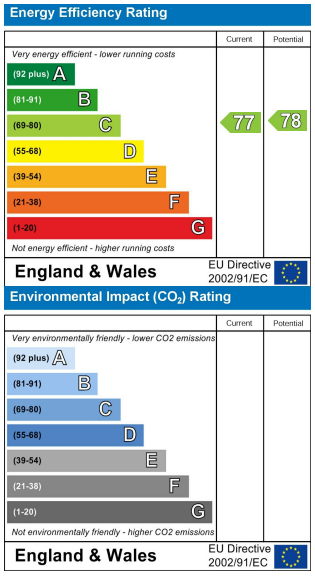


Robert Ellis
ESTATE AGENTS

2ND 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.