



FLAT 1 THE FACTORY 2 CLIFFORD STREET

£725 Per

VIRTUAL VIDEO LINK AVAILABLE

Modern ground floor 1 bedroom apartment, located in a new development of just 6 apartments in Long Eaton town centre.

-On the door step to all the towns shops, restaurants, offices and transport services.

-Ground floor.

-Has exclusive use of its own outside enclosed courtyard/garden.



- See video tour link, Flat 1 • Recently converted apartments • Town centre location • Character conversion with feature windows



- Includes outside courtyard • EPC Rating C • Washer, fridge/freezer, oven & hob included • Good quality finish • Double glazed windows • Lots of local amenities and shops on door step



Flat 1 The Factory 2 Clifford Street Long Eaton NG10 1ED



Approx. Gross Internal Floor Area 549 sq. ft / 51.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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