



Whysall Road,  
Long Eaton, Nottingham  
NG10 3QZ

**Price Guide £130-140,000**  
**Leasehold**



A TWO BEDROOM GROUND FLOOR APARTMENT, IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this well positioned two bedroom ground floor apartment, situated within the popular Pennyfields development. Offering comfortable and practical accommodation throughout, this property provides an excellent alternative to a bungalow and would make an ideal purchase for a first time buyer or someone looking for low maintenance living.

The accommodation comprises a spacious lounge, fitted kitchen, two well proportioned bedrooms and a modern bathroom. The principal bedroom benefits from an en-suite, providing additional convenience. Externally, the property benefits from an allocated parking space, whilst the development itself is situated within a sought after location. The property is leasehold and is being offered to the market with no onward chain, providing an excellent opportunity for a straightforward purchase. An internal viewing is highly recommended to fully appreciate the accommodation, location and opportunity on offer.

The apartment is within a minutes driving distance of all amenities and facilities provided by Long Eaton, which includes the Asda, Tesco, Lidl and Aldi stores and the numerous other retail outlets. There are schools for all ages, healthcare and sports facilities including the West Park leisure centre and the adjoining park as well as excellent access to the M1, Long Eaton train station and other transport links including East Midlands Airport, the A52 and other main roads leading to Nottingham and Derby alike.



### Communal Entrance

Off the communal area on the ground floor, the front door leads into:

### Entrance Hallway

Telecom entrance system, wall mounted heater, storage cupboard housing the water heater and doors to:

### Living Room

10'3 x 17'3 approx (3.12m x 5.26m approx)

Double glazed windows to the front and side, two wall mounted heaters, dining area and archway leading to:

### Kitchen

10'3 x 6'7 approx (3.12m x 2.01m approx)

Wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated fridge freezer, integrated washing machine, integrated electric oven, four ring electric hob with extractor over, double glazed window to the rear.

### Bedroom 1

13'2 x 13'7 approx (4.01m x 4.14m approx)

Two double glazed windows to the front, wall mounted heater, door to:

### En-Suite

Double glazed window to the front, low flush w.c., wall mounted towel rail, pedestal wash hand basin with tiled splashback, single shower cubicle with mains flow shower, extractor fan, part tiled walls.

### Bedroom 2

11'1 x 10'9 approx (3.38m x 3.28m approx)

Double glazed window to the rear, wall mounted heater.

### Bathroom

Double glazed window to the front, part tiled walls, pedestal wash hand basin, panelled bath with shower over, low flush w.c., linoleum flooring, towel rail, extractor fan.

### Outside

Allocated parking space to the rear.

### Directions

Proceed out of Long Eaton along Derby Road turning left

at the traffic island into Wilsthorpe Road, proceed along Wilsthorpe Road to the traffic island adjacent to the leisure centre taking the right hand turning onto Pennyfield Boulevard. Take the first turning onto the left into Dunn Drive and Whysall Road can be found at the head of the junction where the block is on the right hand side.  
9492CO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

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

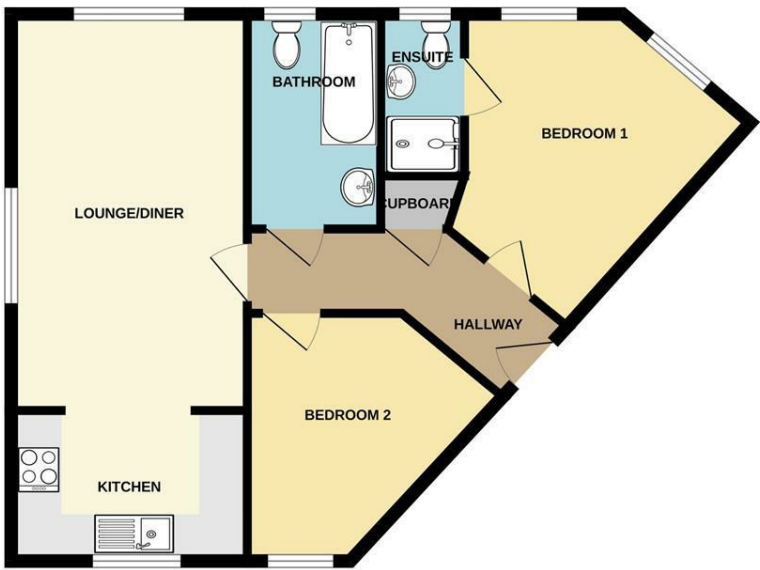
### Agents Notes

The property has a 999 year lease which commenced on 01.01.2006. There is a service charge of £80 per calendar month and a ground rent of £10 per calendar month





GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.