



Thornfield Square,
Long Eaton, Nottingham
NG10 2AR

£120,000 Leasehold



A SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT WITH A MODERN FITTED KITCHEN AND SHOWER ROOM AND ALLOCATED PARKING.

This lovely apartment would appeal to first time buyers, downsizers and investors who are looking for a property that requires no work and is conveniently located to all amenities. This is a gated apartment with an allocated parking space for one vehicle. The intercom system opens into the communal reception which leads to the property.

The entrance hallway has low maintenance wood effect laminate flooring, walk in storage cupboard and access to all rooms. The open plan living, dining and kitchen is a great feature to the property with windows to the front and side. The spacious kitchen is modern fitted (2022) with integral appliances and useful breakfast bar. There are two bedrooms both are double size with windows to the front. The shower room is also modern fitted (2022) and is a good size with a walk in shower.

The property is literally within a few minutes walking distance of the Asda, Tesco, Lidl and Aldi stores and all the other retail outlets found in Long Eaton town centre as well as there being excellent local schools, health care and sports facilities and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton, Attenborough and Beeston Stations and the A52 and other main roads which provide good access to both Nottingham and Derby.



Communal Entrance

Intercom entry system, door to:

Entrance Hallway

UPVC double glazed window, wood effect laminate flooring, radiator, cupboard housing the boiler and with a light and shelving, doors to:

Open Plan Living/Dining Kitchen

16'7" x 13'5" approx (5.08m x 4.11m approx)

UPVC double glazed windows to the front, two UPVC double glazed windows to the side, white Shaker style soft closing wall, base and drawer units with tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob and extractor over, plumbing and space for a washing machine, space for a tall fridge freezer, breakfast bar area, two radiators.

Bedroom 1

9'2" x 12'5" approx (2.81m x 3.8m approx)

UPVC double glazed window to the front, radiator, grey laminate flooring, fitted bedroom furniture having wardrobes with storage over, shelves and hanging, radiator.

Bedroom 2

7'9" x 12'5" approx (2.37m x 3.8m approx)

UPVC double glazed window to the front, radiator, grey wood effect laminate flooring.

Shower Room

8'9" x 4'11" approx (2.67m x 1.51m approx)

Obscure UPVC double glazed window, white suit comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, walk-in shower with mains fed stainless steel shower having a rainwater head and hand held shower, shower screen with folding end panel, chrome heated towel rail, tiled walls and floor.

Outside

Gated entrance with allocated parking for one vehicle.

Directions

Proceed out of Long Eaton along Nottingham Road where Conway Street can be found on the right hand side.

9218MH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1mbps

Phone Signal – EE, O2, 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





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.