



Hickling Close,
Long Eaton, Nottingham
NG10 3TH

Price Guide £135-140,000
Leasehold



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

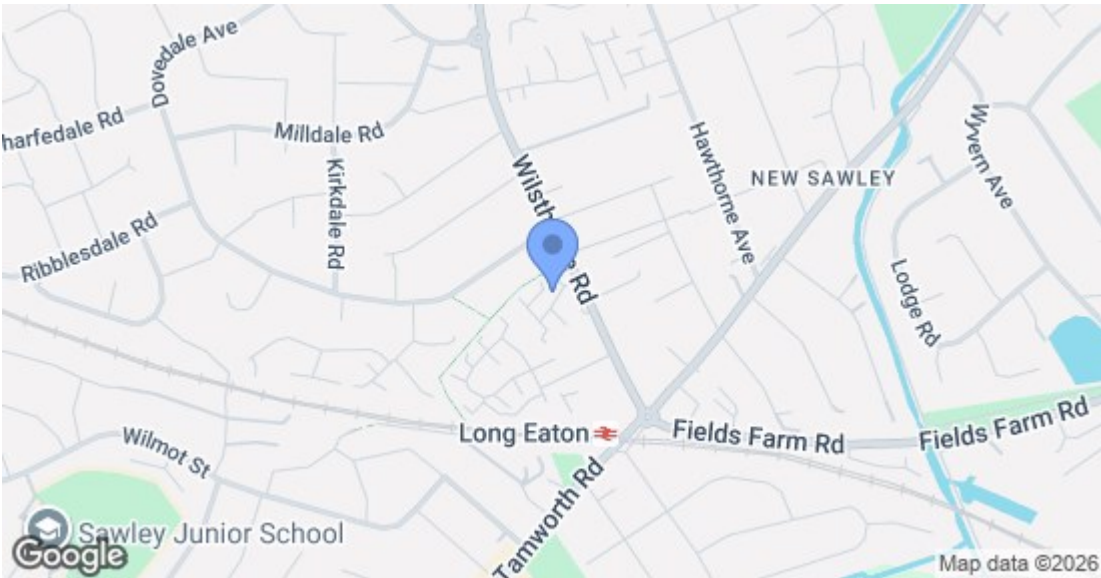
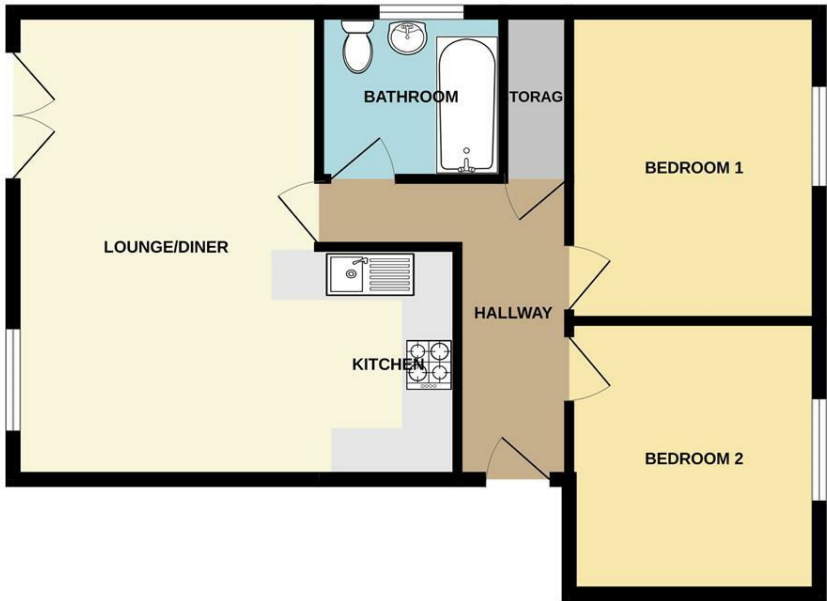
Any Legal Restrictions – No

Other Material Issues – No





2ND 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.