



Albert Road,  
Long Eaton, Nottingham  
NG10 1NH

**£90,000 Leasehold**  
**75% Share**



SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT CENTRALLY LOCATED IN LONG EATON AND CLOSE TO ALL AMENITIES.

Robert Ellis are delighted to bring to the market this apartment at Victoria Court, this is a rare opportunity as the last sale was back in 2022. Victoria Court is located on Albert Street in Long Eaton's town centre and is specifically for people aged 55 and over. This lovely and well presented apartment complex has a secure intercom entrance system and there are lifts providing access to all floors.

The communal lift takes you to the first floor, there is a covered walk way which leads to the apartment and entrance door opening into the inner hallway. The hallway provides access to all rooms and has two storage cupboards. The lounge diner is light and airy with two windows and open access to the kitchen. The kitchen is modern fitted and is a good size with integral appliances. There are two bedrooms, the master bedroom is a generous double with fitted furniture and the second bedroom is a large single. The shower room is fully fitted with a modern suite including an electric Mira shower. There is a communal garden area, unallocated parking and a real sense of community at Victoria Court.

The property is within easy walking distance of the Asda and Tesco superstores and numerous other retail outlets found along the high street, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance

Communal hall with stairs and lift.

## Hall

Composite entrance door with obscure double glazed light panels, radiator and doors to walk-in storage cupboard with a light, second cupboard with shelves and hot water tank, electric consumer unit.

## Lounge/Diner

14'2" x 11'6" approx (4.34m x 3.53m approx)

Two UPVC double glazed windows, radiator, coving, electric log effect fire with feature surround, open to:

## Kitchen

6'8" x 10'8" approx (2.04m x 3.26m approx)

UPVC double glazed window, mix of high gloss wall, base and drawer units with wood effect laminate work surface over, tiled splashback, corner composite 1½ bowl sink and drainer with mixer tap, integrated single electric oven, stainless steel gas hob with extractor over, space for a tall fridge freezer, plumbing and space for a washing machine, plumbing and space for a slim line dishwasher, radiator and cupboard housing the central heating boiler, under cabinet lighting, viny tiled effect flooring.

## Bedroom 1

10'8" x 13'6" approx (3.26m x 4.14m approx)

UPVC double glazed window and radiator, coving, fitted wardrobes with hanging and shelves.

## Bedroom 2

5'7" x 10'8" approx (1.71m x 3.27m approx)

UPVC double glazed window to the front, radiator.

## Shower Room

6'11" x 6'8" approx (2.11m x 2.05m approx)

Two piece suite comprising of a low flush w.c., wall mounted wash hand basin, walk-in double shower cubicle with sliding door, Mira Vie electric shower, tiled splashback, radiator, obscure UPVC double glazed window and wall mounted electric heater.

## Directions

Proceed out of Long Eaton along Tamworth Road and

turn right at the traffic lights into Broad Street where Victoria Court can be found on the corner of Broad Street and Albert Road.

9230MH

## Agents Notes

There are 65 years left on the lease - can be staircased on purchase, the cost TBC.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

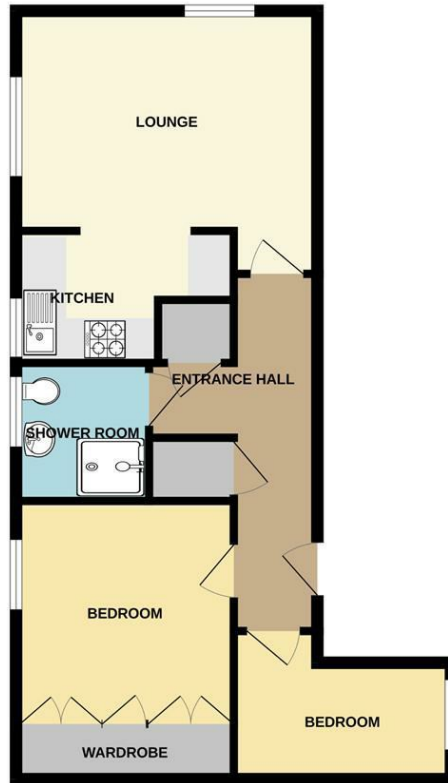
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.