



Tamworth Road,
Long Eaton, Nottingham
NG10 1BU

Price Guide £155-160,000
Leasehold - 75% Share

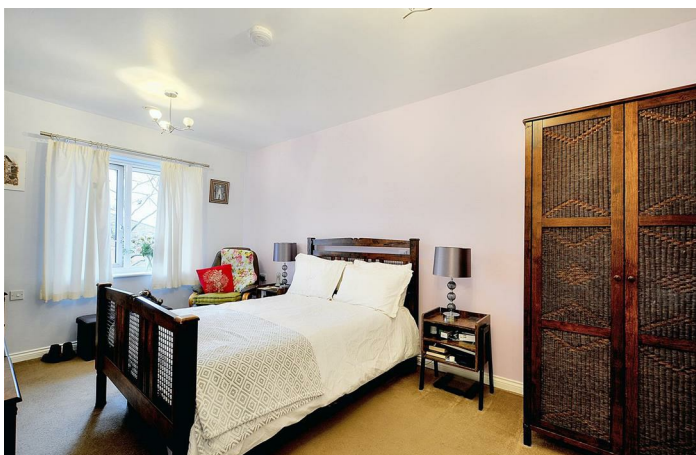


THIS IS A LOVELY SECOND FLOOR TWO DOUBLE BEDROOM APARTMENT WHICH IS PERHAPS ONE OF THE BEST POSITIONED PROPERTIES IN THIS RETIREMENT DEVELOPMENT.

Being located at Lacemaker Court, this two double bedroom apartment provides a lovely home for a single person or couple who are looking for all the facilities and support provided by this retirement complex. The property is situated at the end of the second floor landing and has magnificent views over the Erewash Canal and West Park with double glazed, double opening French doors having a Juliette balcony opening from the lounge. For the size and layout of the accommodation and position of the property within the complex to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the apartment for themselves. Lacemaker Court benefits from having an on-site restaurant, a hairdressers, resident complex manager, a residents lounge, there is parking for mobility scooters and beautifully landscaped gardens around the development.

The apartment we are marketing can be accessed from the ground floor via a lift or stairs and the well proportioned accommodation included derives the benefits of having underfloor heating and from being double glazed. Being entered through the front door there is a spacious reception hall with two built-in storage cupboards, the open plan lounge/sitting room which also includes a dining area and has the double opening French doors with a Juliette balcony and two large windows providing additional light into this lovely living space and from this room there is the open plan kitchen which has ranges of wall and base units and integrated cooking appliances. The two bedrooms are double in size with the main bedroom having access to an en-suite wet room/w.c. which also has a door leading to the hallway. Outside there are the communal gardens are parking for residents and visitors with all the costs of running the development being paid for by a monthly management charge.

The property is within a few minutes walk away from Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields which also provide a lovely place to walk. The property is easily accessible to the Long Eaton train station and other 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



The apartment is accessed from the main reception area of Lacemakers Court, turn right and walk down a corridor where you have to go through a secure door and then turn left to take the lift or stairs to the second floor. When you reach the second floor turn left and the apartment is the last one on the right hand side of the corridor.

Reception Hall

You enter the apartment from the main front door into the spacious reception hall where there are two built-in storage cupboards and doors leading to:

Lounge/Sitting Room

15'6 x 10'4 approx (4.72m x 3.15m approx)

The lounge/sitting room has double opening, double glazed French doors with a Juliette balcony and double glazed windows to the front and side from which there are magnificent views over West Park and the Erewash Canal, cornice to the wall and ceiling, carpeted flooring with underfloor heating and a TV point.

Kitchen

10'4 x 7'6 approx (3.15m x 2.29m approx)

The kitchen is positioned off the main lounge/sitting room and is fitted with cream Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink and a four ring ceramic hob set in a work surface which extends to three sides and has space and plumbing for an automatic washing machine, cupboards, drawers, a tray rack and a place to position a bin or other item under, space for an upright fridge freezer, upright shelved pantry cupboard, matching eye level wall cupboards with lighting beneath, hood and back plate to the cooking area, tiled walls to the work surface areas, double glazed window overlooking the Erewash canal and West Park and there is underfloor heating.

Bedroom 1

15'7 x 9'5 approx (4.75m x 2.87m approx)

The large main bedroom has a double glazed window to the side and carpeted flooring with underfloor heating.

Wet Room

The wet room/w.c. can be accessed from either the hall or main bedroom and has a shower area with a mains flow

shower system, tiling to two walls, hand basin with a mirror, shelf and light above and a low flush w.c. with a concealed cistern, two double mirror fronted wall mounted cupboards, electric shaver point and underfloor heating.

Bedroom 2

11'2 x 7'5 approx (3.40m x 2.26m approx)

The second double bedroom is also a good size and has a double glazed window to the side and carpeted underfloor heating.

Parking

There is communal parking outside the property for residents and visitors.

Agents Notes

There is a restaurant, residents lounge, hairdressers, parking for a mobility scooter and the gardens, window cleaning and buildings insurance is covered by the monthly service charge.

The property is held leasehold on a 125 year which commenced 11.8.15. We are selling 75% of the property and there is a monthly management charge of £734 pcm. The council tax is approx £130 pcm.

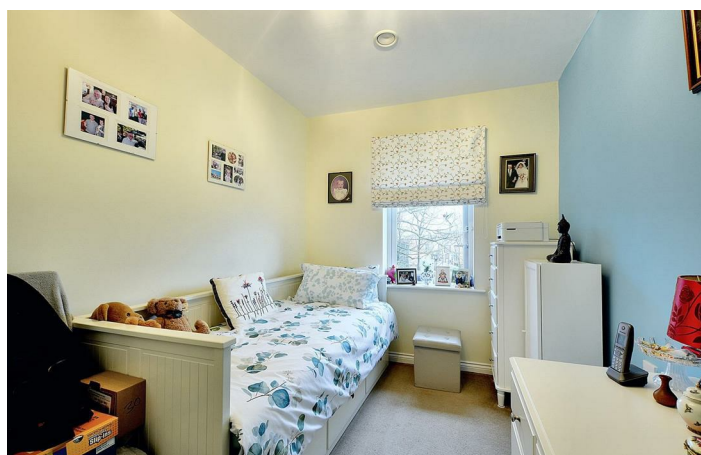
Directions

Proceed out of Long Eaton along Tamworth Road and Lacemakers Court can be found on the right hand side.

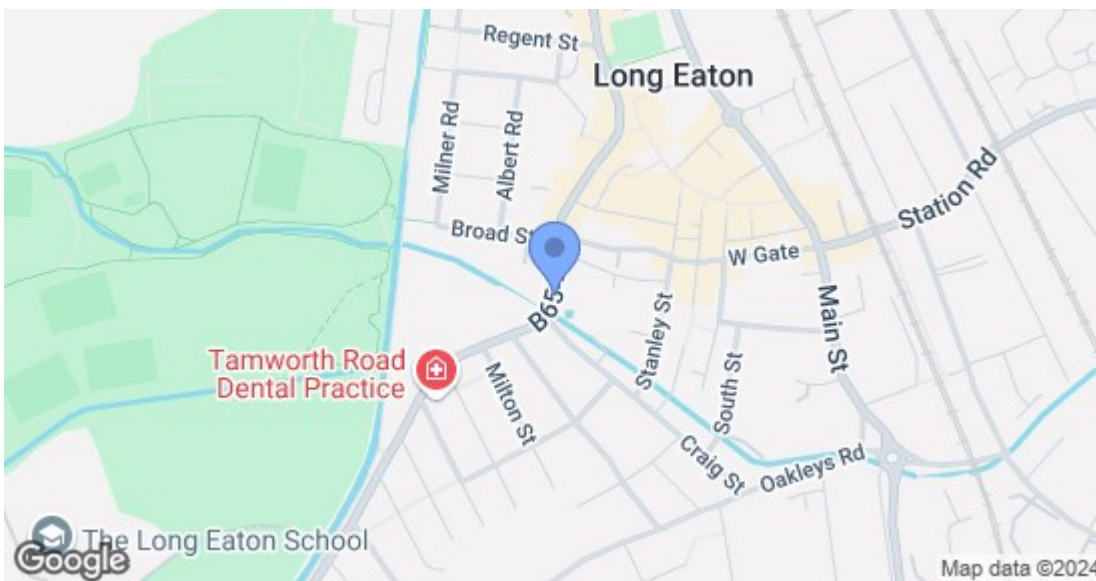
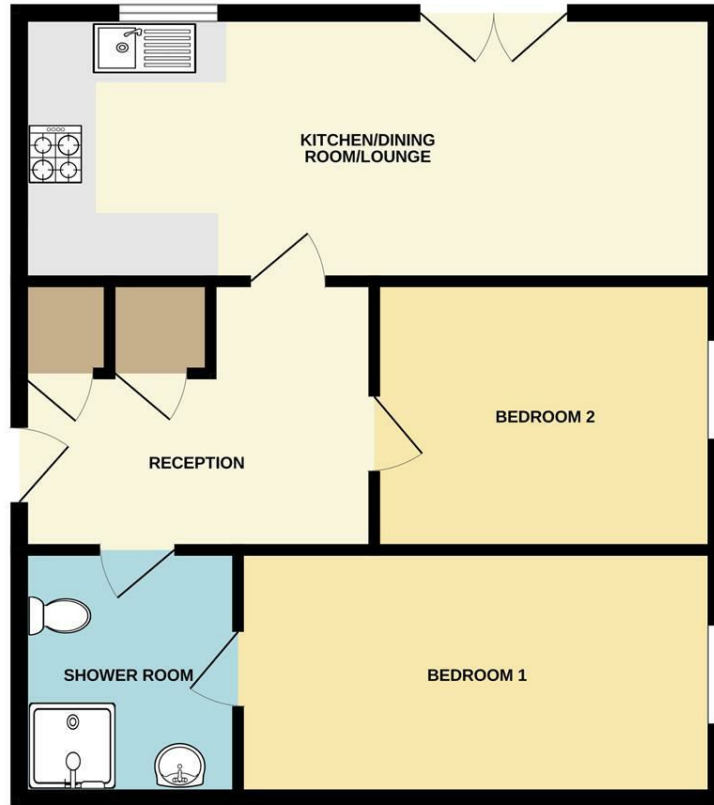
7812AMMP

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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.