



Bramley Road,  
Long Eaton, Nottingham  
NG10 3SX

**£134,950 Leasehold**





A SPACIOUS AND WELL PRESENTED TWO BEDROOM APARTMENT, BEING SOLD WITH NO ONWARD CHAIN AND ONE ALLOCATED PARKING SPACE , SITUATED WITHIN THIS MODERN BLOCK CLOSE TO FANTASTIC TRANSPORT LINKS.

Robert Ellis are pleased to be instructed to market this spacious and well presented two bedroom apartment situated on the top floor of this modern block. The property is being sold with no onward chain and would be perfect for first time buyers and investors alike. The property is constructed of brick and benefits double glazing and electric heating throughout and boasts an allocated parking space to the rear. This property is situated close to fantastic transport links and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with storage cupboards, an open plan kitchen/living space with integrated cooking appliances, two bedrooms with the master benefitting from fitted wardrobes and a three piece bathroom suite. To the front there is access through the front door into the communal hallway and stairs leading to the top floor. To the rear, there is one allocated parking space with access into the communal hallway through a secure door.

Located in the popular residential town of Long Eaton, close to a wide range of local amenities. West Park and Long Eaton Town centre are within walking distance where supermarkets and healthcare facilities can be found. There are fantastic transport links surrounding the property including easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away. Long Eaton train station is within walking distance with good links to major cities for commuting.



### Entrance Hall

Wooden front door, carpeted flooring, electric heater, storage cupboards, painted plaster ceiling, ceiling light.

### Lounge

17'4 x 11'8 (5.28m x 3.56m)

uPVC double glazed window overlooking the side, carpeted flooring, electric heaters, painted plaster ceiling, ceiling light.

### Kitchen

8'6 x 7'6 (2.59m x 2.29m)

uPVC double glazed windows overlooking the sides, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer with swan neck mixer tap, space for fridge/freezer, integrated washing machine, electric oven, electric hob, painted plaster ceiling, spotlights.

### Bedroom One

10'2 x 8'2 (3.10m x 2.49m)

uPVC double glazed window overlooking the side, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, electric heater, ceiling light.

### Bedroom Two

7'8 x 9'0 (2.34m x 2.74m)

uPVC double glazed window overlooking the side, carpeted flooring, electric heating, painted plaster ceiling, ceiling light.

### Family Bathroom

6'8 x 5'5 (2.03m x 1.65m)

Vinyl flooring, WC, pedestal sink, bath with mixer tap, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is access to the front door and into the communal hallway where there is access to stairs leading to the top floor apartments. To the rear there is one allocated parking space within a car park for this property.

### Agents Notes

Remaining lease length - 107 years

Service charges per annum - £1,430

Ground rent charges per annum - £250

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road where Bramley Road can be found as a turning on the left.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Additional Information - Electricity – Mains Supply

Water – Mains Supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8 mbps Superfast 80 mbps

Phone Signal - O2 EE Three Vodafone

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

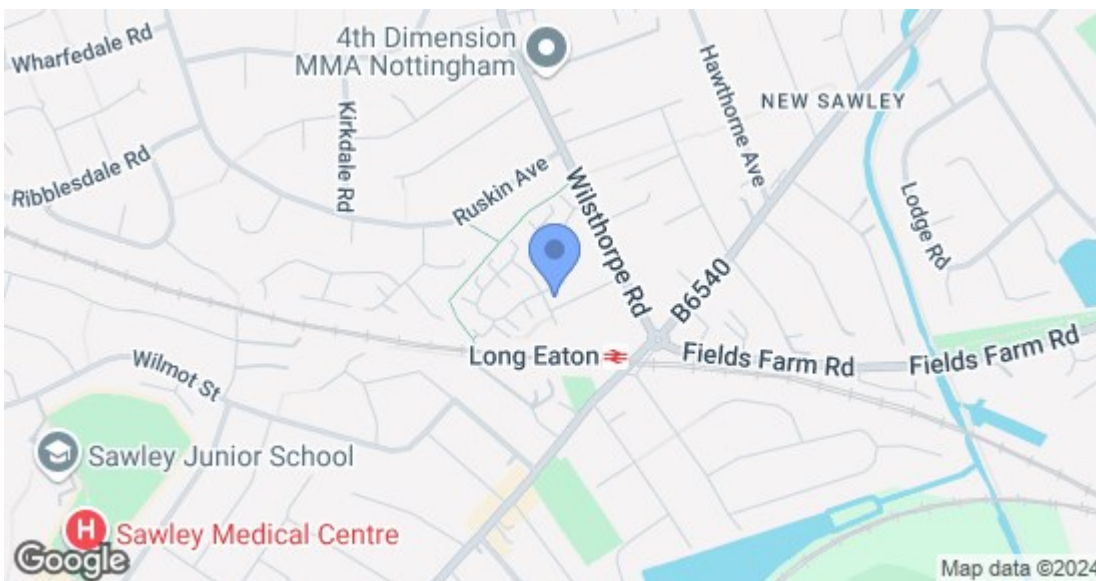
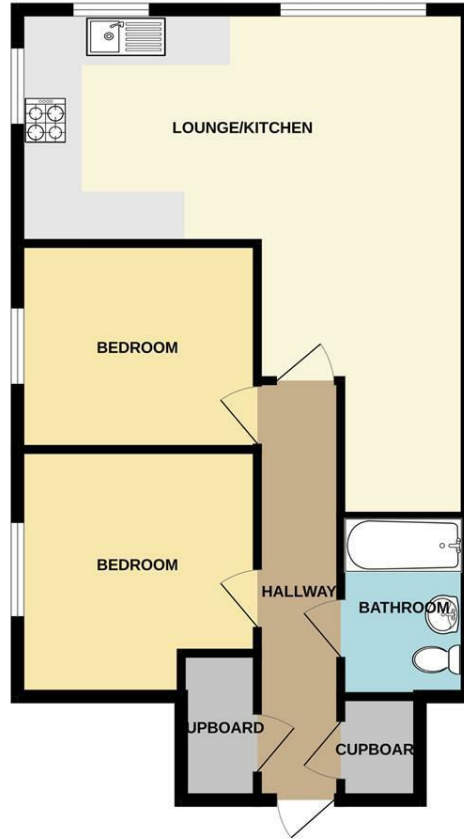
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



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	
	77
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.