



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BD

**£179,950 Leasehold**



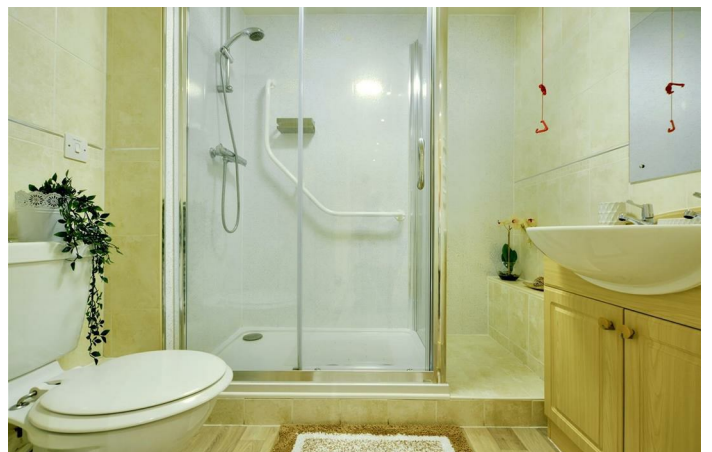


THIS IS A SECOND FLOOR TWO DOUBLE BEDROOM HIGHLY APPOINTED APARTMENT WHICH IS PART OF THE MOST SORT AFTER BROOKLANDS COURT RETIREMENT COMPLEX

Being situated off Tamworth Road, Brooklands Court is an established retirement development which is a very popular place to live and this particular apartment has been updated since it was originally constructed, having had both the kitchen and bathroom refitted over recent years. For the size and layout of the apartment which is positioned at the front of Brookland Court to be fully appreciated we recommend that parties do take a full inspection so they can see all that is included in this lovely apartment for themselves. Brooklands Court is positioned on the edge of Long Eaton, there in walking distance of all the all the amenities and facilities provided by Long Eaton and the surrounding areas.

This is an attractive development of one/two bedroom apartments with there being a residents lounge on the ground floor, a laundry and store for motor scooters and there is also an on-site manager available during the day. The property derives all the benefits of having an efficient heating system and double glazing and is accessed via either a lift or staircase which takes you from the ground floor to the floor on which the apartment is situated. The accommodation includes a spacious reception hallway with built-in storage/airing cupboard off, a large lounge with a dining area and has double opening, double glazed French doors with a Juliet balcony to the front, the kitchen has been refitted with white gloss units and has several integrated appliances, the two double bedrooms have ranges of built-in bedroom furniture and the fully tiled bathroom has been changed in recent years to a shower room and has a shower with a mains flow shower system. Outside there are communal landscaped gardens to all sides of the development which are maintained by the management company and there is resident and visitor parking provided.

As previously mentioned Brooklands Court is only a few minutes walk away from Long Eaton Town Centre, where there is an Asda, Lidl, Tesco and Aldi stores, as well as many other retail outlets, there are healthcare and sport facilities which include the West Park Leisure Centre and adjoining playing fields which are literally positioned behind Brooklands Court and the location of the development also makes access to the excellent transport links including Junctions 25 and 24 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 another main road provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Entry

The property is entered through the main entrance door to Brooklands Court and you take either the lift or stairs to the second floor, turn left when you come out of the lift or stairs and the property is on your left hand side

## Reception Hall

The reception hall has a Dimplex heater, a built-in storage cupboard which houses the hot water heating system, the electricity consumer unit and electricity meter and the hall has recessed lighting to the ceiling

## Lounge / Dining Area

10'4" x 18'9" approx (3.16 x 5.74 approx)

Having double glazed, double opening, double glazed French doors with a Juliet balcony to the front, Dimplex heater, Minton-style fireplace with coal effect electric fire and hearth and a TV point

## Kitchen

8'2" x 5'2" approx (2.5 x 1.6 approx)

The newly fitted kitchen has white gloss units with brushed stainless steel fittings and includes a sink with a mixer tap and a four ring induction hob set in a worksurface which extends to three sides and has an integrated fridge and freezer, cupboards and drawers beneath, oven with cupboard below and cupboard with power point for a microwave oven above, matching eye level wall cupboards and hood to the cooking area with lighting under, tiling the walls by the work surface areas, double glazed window with fitted roller blind to the front and double doors with inset glaze panels leading into the lounge

## Bedroom 1

20'3" x 9'0" (6.19 x 2.76)

Double glazed window to the front, built in wardrobes extending along one wall with mirror fronted doors providing hanging space and shelving. Wall mounted heater and a TV point

## Bedroom 2

16'0" x 9'0" (4.89 x 2.76)

Double glazed window with fitted window seat having drawers under to the front, built in wardrobes to two walls with shelving and hanging space, Dimplex wall mounted heater and a TV point

## Shower Room

The shower room is fully tiled and has a large walk-in

shower with a mains flow shower system, boarding to two walls, a glazed sliding door and protective screens, low flush WC and hand basin with a double cupboard below and a mirror with light to the wall above and a wall mounted heater

## Communal Living Areas

On the ground floor there is a communal residents lounge, there is a laundry and a store for a motor scooter or similar.

## Gardens

There are communal landscaped gardens to four sides of the property which are maintained by the management company

## Parking

There is parking provided for residents and visitors

## Agents Notes

This is a leasehold property with a 125 year lease which commenced 1.1.09,

There is a service charge £333.97 per month and ground rent of £247.50 per 6 months.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Council Tax Band: A

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: 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			86
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.