



Ennerdale Court, Grasmere Road,  
Long Eaton, Nottingham  
NG10 4EL

**£90,000 Leasehold**

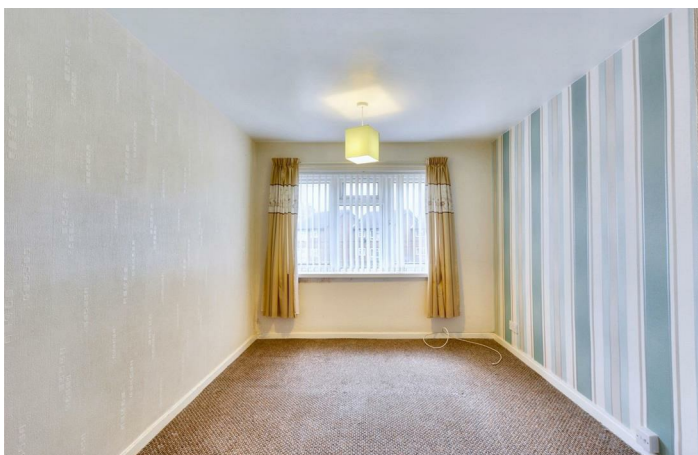


A SPACIOUS, ONE DOUBLE BEDROOM FLAT SITUATED ON THE FIRST FLOOR AND BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious one double bedroom flat situated on the first floor within Ennerdale Court and being sold with the benefit of no onward chain. The property benefits ample storage space with double glazed uPVC windows throughout. This property would be suitable for a wide range of buyers from people looking to downsize, someone who is looking for a buy to let opportunity and first time buyers alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a large built in storage cupboard, a utility/storage room, kitchen with integrated appliances, a lounge, a double bedroom with fitted wardrobe space and a three piece family bathroom suite. There is access into the flat through the communal hallway and front door that is operated with a key fob and stairs to the first floor straight ahead.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links nearby such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



### Entrance Hall

Wooden front door, carpeted flooring, built in storage cupboard, electric storage heater, painted plaster ceiling, ceiling light.

### Utility/storage room

2'5 x 6'2 (0.74m x 1.88m)

uPVC double glazed window overlooking the rear, tiled flooring, painted plaster ceiling, ceiling light.

### Kitchen

8'5 x 9'3 (2.57m x 2.82m)

uPVC double glazed window overlooking the rear, tiled flooring, wall mounted boiler, integrated fridge, integrated freezer, integrated electric oven, hob and overhead extractor fan, painted plaster ceiling, ceiling light.

### Lounge

16'2 x 9'3 (4.93m x 2.82m)

uPVC double glazed window overlooking the front, carpeted flooring, painted plaster ceiling, ceiling light.

### Bedroom

13'4 x 8'5 (4.06m x 2.57m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobe space, painted plaster ceiling, ceiling light.

### Bathroom

5'9 x 6'2 (1.75m x 1.88m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath, WC, pedestal sink, painted plaster ceiling, ceiling light.

### Directions

Proceed out of Long Eaton along Derby Road turning right into College Street. Continue to the roundabout and turn left onto Longmoor Lane, left onto Grasmere Road and Ennerdale Court can be found on the left and the property can be found on the corner.

8272RS

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 7 mbps

Superfast 32 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

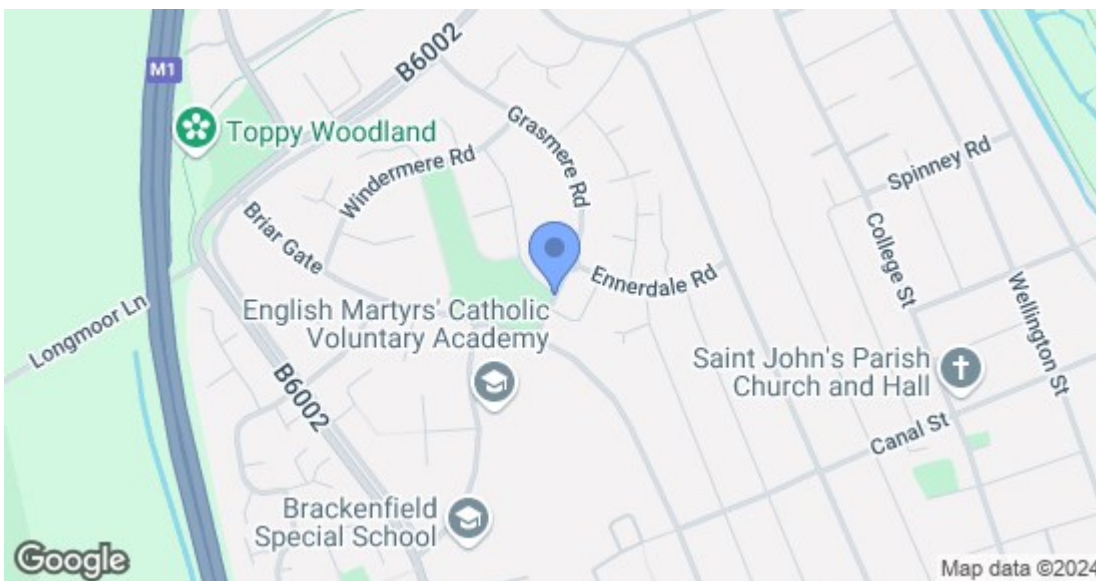
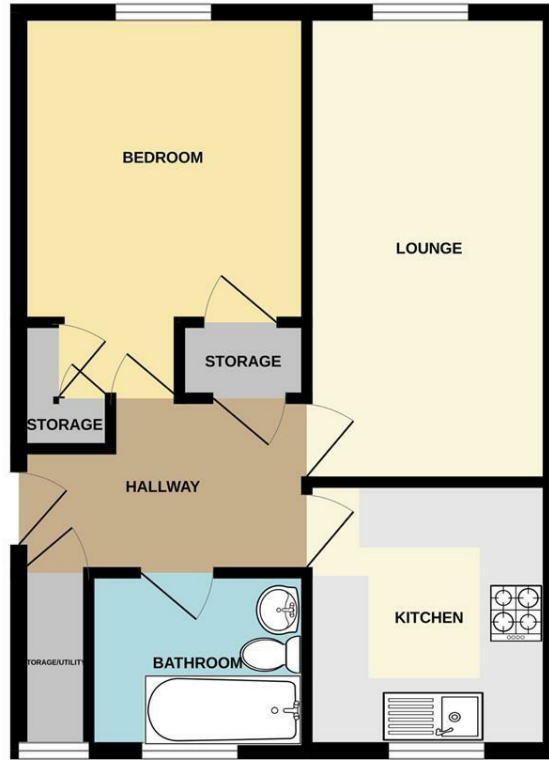
Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

The property is leasehold with a 125 year lease which commenced 8.7.85 and there is a service charge of £10 p.a.

Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.