



Acton Road,
Long Eaton, Nottingham
NG10 1QX

Price Guide £125,000-129,995
Leasehold

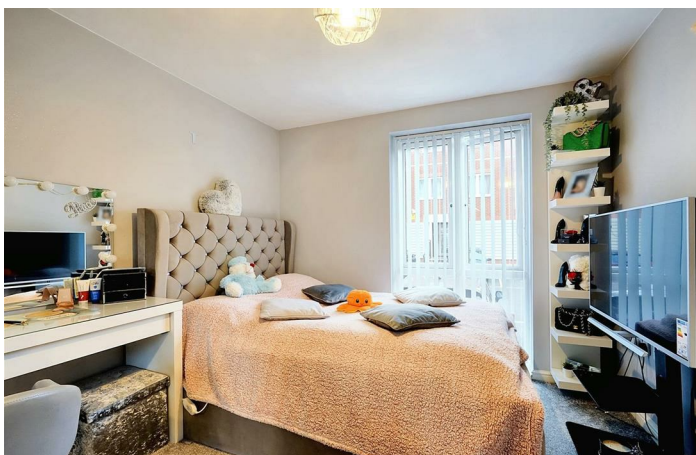


THIS IS A SPACIOUS GROUND FLOOR APARTMENT WHICH IS PART OF A PURPOSE BUILT DEVELOPMENT SITUATED ON THE EDGE OF LONG EATON TOWN CENTRE.

Being located on Acton Road, Bradmore House is a purpose built apartment block which are well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area. The apartment offers light and airy accommodation and for the size of the bedrooms and living space included to be appreciated we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property would suit a first time buyer, somebody downsizing from a larger property or a landlord who is looking for a property that would be easy to rent.

Being situated on the ground floor, the property is entered through the communal hallway and through the front door of the apartment and the accommodation includes a reception hall with a built-in storage cupboard off, the open plan living/dining kitchen area which has a large living space with a well fitted kitchen area which has wall and base units and integrated cooking appliances, there are two double bedrooms and the bathroom has a white suite complete with a shower over the bath. Outside there is resident and visitor parking positioned in the courtyard car park at the rear of the building.

The property is within a few minutes walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the well regarded Clifford Gym located in Long Eaton town centre and the excellent transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provided good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

There are steps on the outside leading through the main front door of the building into the reception hall from which an internal front door provides access to the apartment we are selling.

Reception Hall

The front door leads into the entrance hall of the apartment where there is a built-in cupboard which has a hot water tank and shelving, a wall mounted heater, two power points and carpeted flooring.

Open Plan Living/Kitchen

20' x 18' to 12'9" approx (6.10m x 5.49m to 3.89m approx)

The open plan living/dining kitchen area has full height double glazed windows with fitted blinds to the front and side. The kitchen area within this large open plan living space has a stainless steel sink with a mixer tap and a four ring hob set in a work surface with cupboards, drawers and space for an automatic washing machine below, matching eye level wall cupboards and shelving with a hood over the cooking area, oven with a cupboard below and surface above, recessed lighting to the ceiling in the kitchen area which also has vinyl tiled flooring, space for an upright fridge/freezer and tiling to the walls by the work surface areas.

The living/dining area has the full height windows with fitted blinds to the front and a similar full height double glazed window with fitted blinds to the side, there are two wall mounted heaters and recently carpeted flooring throughout this open plan living space.

Bedroom 1

11' x 9'3" approx (3.35m x 2.82m approx)

The main bedroom has full height windows with fitted blinds to the front, a wall mounted heater and carpeted flooring.

Bedroom 2

11' x 8'6" approx (3.35m x 2.59m approx)

This bedroom also has a full height double glazed window with fitted blind to the front, a wall mounted heater and carpeted flooring.

Bathroom

The bathroom has a white suite including a panelled bath with mixer taps, panelling to three walls and electric shower with a glazed protective screen, pedestal wash hand basin with a mixer tap and a splashback and cabinet with a mirrored front to the wall above, low flush w.c., vinyl flooring, ladder towel radiator and an extractor fan.

Outside

There is a parking area at the rear of the property which can be used by the apartment residents and visitors.

Agents Note

This is a leasehold property with a 125 year lease which commenced 1st January 2007.

There is a service charge of £116.11 pcm and ground rent of £155.06 paid 6 monthly.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker pub take the fourth turning onto Oakleys Road, left onto Acton Road and the property can be found on the right hand side.

8311AMMP

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

Broadband Speed - Standard 13mbps Superfast 70mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

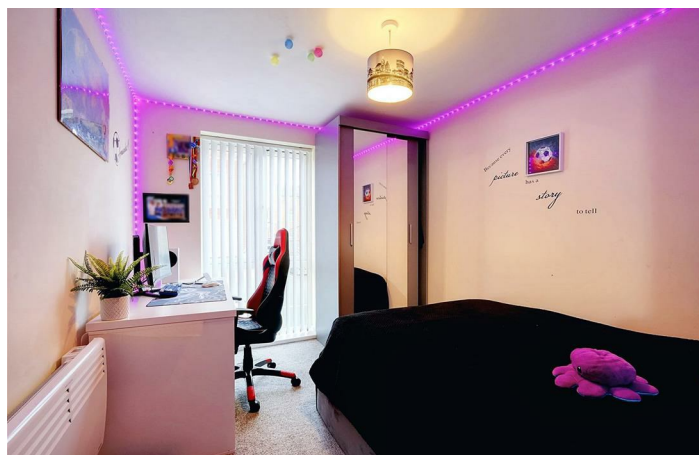
Flood Risk – No, surface water medium

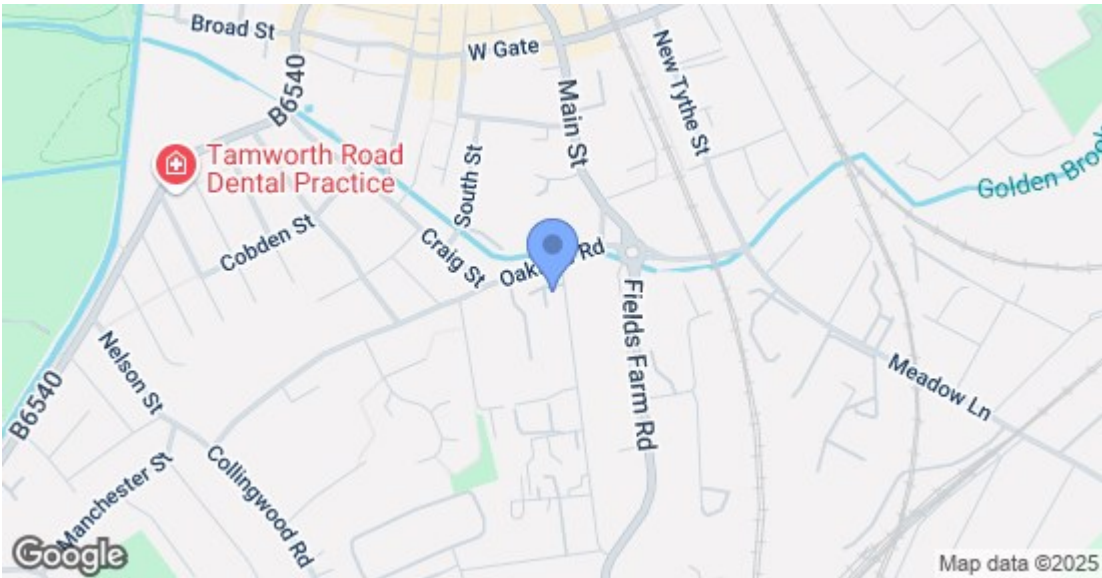
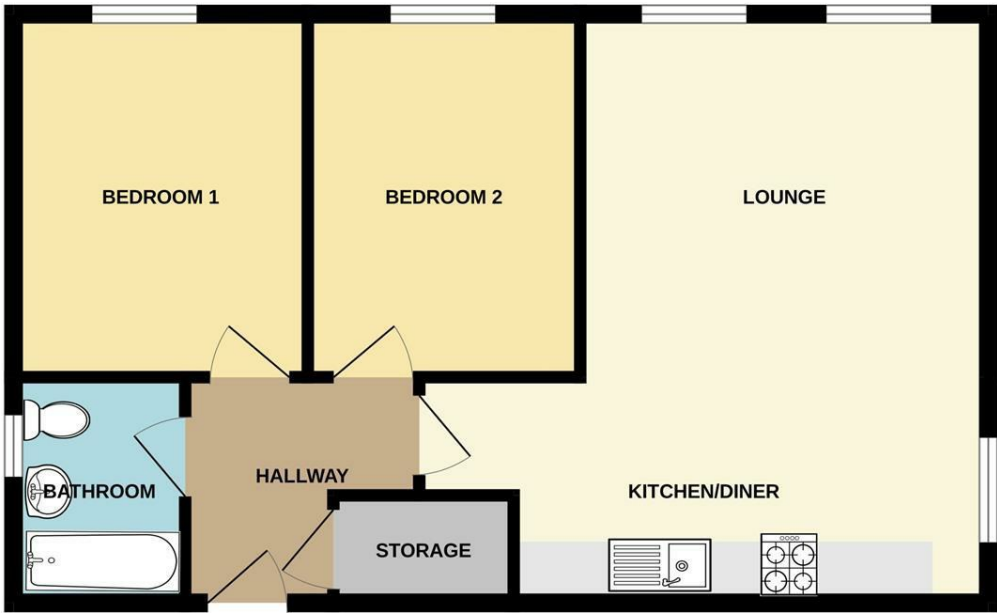
Flood Defenses – No

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
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.