



Cranfleet Way,
Long Eaton, Nottingham
NG10 3RJ

O/I/R £175,000 Leasehold



A BEAUTIFULLY PRESENTED END TERRACE TWO BEDROOM BUNGALOW FOUND ON THE POPULAR PENNYFIELDS DEVELOPMENT FOR PEOPLE AGED 60 AND OVER BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are pleased to bring to the market this two bedroom bungalow which forms part of the purpose built development for people over the age of 60 who are looking for a retirement property in which to live with all the accommodation situated on one level. The property provides extremely well proportioned and presented accommodation and comes to the market with ready to move into accommodation having been freshly redecorated and carpeted throughout. The property is situated on the edge of the ever popular Pennyfields Development in Long Eaton and is within walking distance of the Tesco Express, health centre and shopping parade along with West Park and the adjoining leisure centre being located close at hand. The bungalow is also a few minutes drive of all the amenities and facilities provided by Long Eaton town centre.

The development was built by Westerman Builders and the property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of double glazing and wall mounted storage heating. In brief the accommodation comprises of light and airy entrance hallway, bathroom, two double bedrooms, living room with French doors onto the rear garden and fitted kitchen. Outside there is a small patio garden and communal garden areas near the property which the maintenance is covered by a monthly management fee. The complex also benefits from a communal lounge for people looking to meet and carry out activities if so desired and the property also has an emergency pull cord system throughout for security and safety.

As well as all the local facilities at hand and all those provided by Long Eaton and the surrounding area the property is close to excellent transport links which include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby and other parts of the region.



Entrance Hall

13'5 × 2'6 approx (4.09m × 0.76m approx)

The entrance hall has a single composite red front door, with coir in-built doormat, newly carpeted flooring, a ceiling light, an emergency pull-cord system, a wall mounted consumer unit, an electric radiator, access to the loft via a loft hatch, two large in built storage cupboards. The hallway has doors off to the bathroom, two bedrooms and lounge diner.

Airing Cupboard

With in-built cupboard, ideal for storage

Lounge Diner

12'7 × 13'8 approx (3.84m × 4.17m approx)

With uPVC double glazed sliding doors to the rear garden, carpeted flooring, ceiling light, electric fireplace and surround, TV point, electrical power emergency pull cord and a door into the kitchen

Kitchen

6'10 × 9'9 approx (2.08m × 2.97m approx)

he kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, an integrated oven, an integrated hob, space for a fridge, space and plumbing for a washing machine, a wall-mounted heater, an in-built storage cupboard, tiled splashback and a window to the front elevation

Master Bedroom

10'3 × 10'5 approx (3.12m × 3.18m approx)

With uPVC double glazed window to the rear, newly carpeted flooring, electric storage heater, ceiling light, emergency pull cord, in built wardrobe;

Wardrobe to master

With two doors that open with rail and shelf above.

Bedroom Two

10'6 × 7'1 approx (3.20m × 2.16m approx)

With uPVC double glazed window to the rear, newly carpeted flooring, electric storage heater, ceiling light, emergency pull cord.

Shower Room

7' × 5'5 approx (2.13m × 1.65m approx)

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a walk-in shower enclosure with an electric shower fixture, tiled splash-back, a wall-mounted heater, wood-effect flooring and an obscure window to the front elevation

Outside

To the front of the property there is courtesy lighting, lawned area and a range of shrubs

Rear - To the rear of the property is a shared communal garden with a stone paved patio area, a lawn, courtesy lighting and access to a communal car park.

Council Tax

Erewash Council Tax Band B

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. After passing the first mini island take the next turning on the right hand side into Cranfleet Way. The property is just passed the first road on the left as identified by our for sale board.

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Agents Notes - Additional Information

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£pa): £tbc

Ground Rent in the year marketing commenced (£pa): £tbc

Property Tenure is Leasehold. Term : 124 years from 19 March 1999 Term remaining 99 years.

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

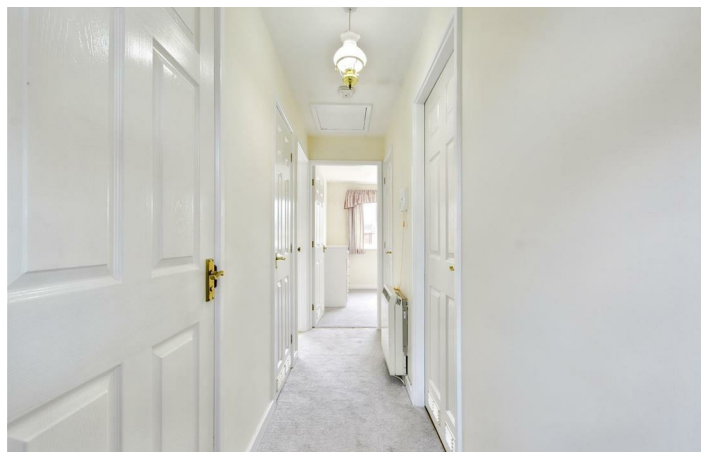
Flood Risk – No flooding in the past 5 years

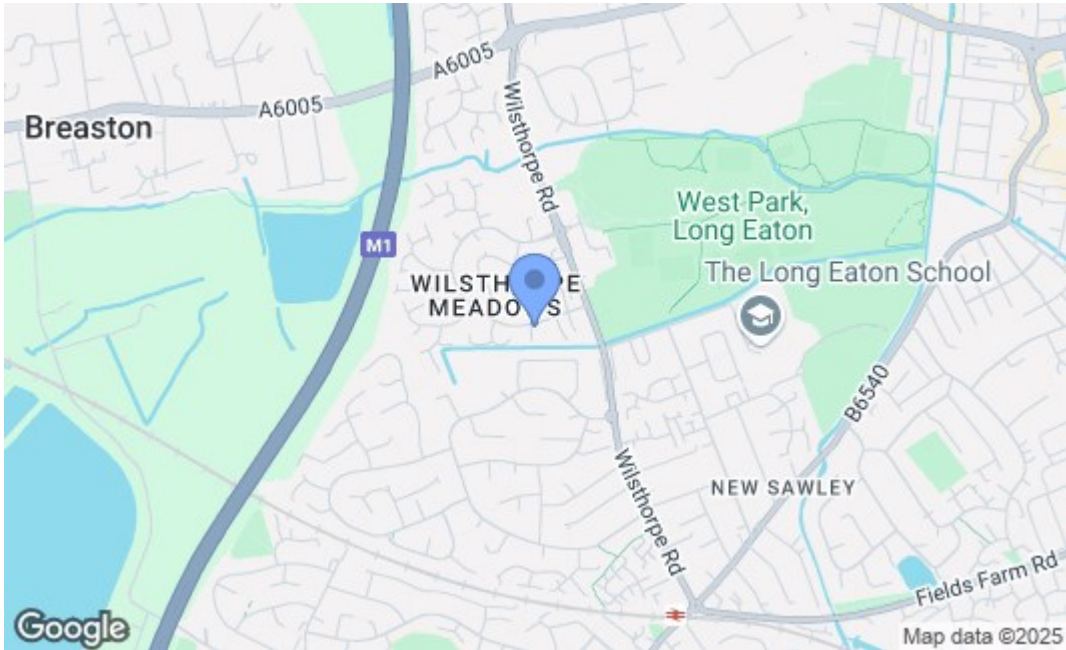
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(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.