



Gibb Street,  
Long Eaton, Nottingham  
NG10 1EP

**£110,000 Leasehold**





#### A ONE BEDROOM GROUND FLOOR MAISONETTE.

Robert Ellis are pleased to offer to the market a great opportunity to purchase this ground floor maisonette set within the centre of Long Eaton. This property is ideal for anyone looking for a apartment or a bungalow alternative due to being on the ground floor. The property is within easy access by foot to Long Eaton Town Centre where there are a variety of shops and amenities on offer in addition to supermarkets such as Tesco, Aldi, Lidl and Asda.

This property is neutrally presented throughout and the internal accommodation briefly comprises of an entrance porch, living room, inner hallway, bedroom with fitted wardrobes, shower room and kitchen with integrated appliances including oven, washing machine and fridge freezer.

The property is within a few minutes walk of the Asda, Tesco, Aldi and Lidl stores and many other retail outlets found in Long Eaton town centre as are local pubs, restaurants and the well known Clifford gym. There are healthcare facilities within easy reach as well as the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch  
Double glazed door to the front, radiator, door to:

Lounge  
14'7 x 12'2 approx (4.45m x 3.71m approx)  
Double glazed window to the front, plasma effect electric fire, radiator, door to inner hall and storage cupboard.

Inner Hall  
Providing access to the shower room, kitchen and bedroom.

Kitchen  
9'2 x 6'9 approx (2.79m x 2.06m approx)  
Double glazed window to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob, extractor hood over, part tiled walls, integrated fridge freezer, radiator and integrated washing machine.

Bedroom 1  
11'5 to wardrobes x 8'7 approx (3.48m to wardrobes x 2.62m approx)  
Double glazed window to the rear, radiator and built-in wardrobes

Shower Room  
Single shower cubicle with shower over, low flush w.c., wash hand basin, wall mounted heated towel rail, part tiled walls, tiled flooring and extractor fan.

Outside  
There is a shared garden to the rear.

Directions  
Proceed out of Long Eaton along Tamworth Road and at the traffic lights turn left into Salisbury Street and follow the road around the bend and continue into Gibb Street.  
8398AMCO

Agents Notes  
The property is leasehold with a 125 year lease which commenced 28.7.97  
Service charge approximately £171.93 per year, this

includes Admin £21.12, Garden maintenance £65.66, Building maintenance £12.69. Ground rent £10 and Building Insurance £62.46.

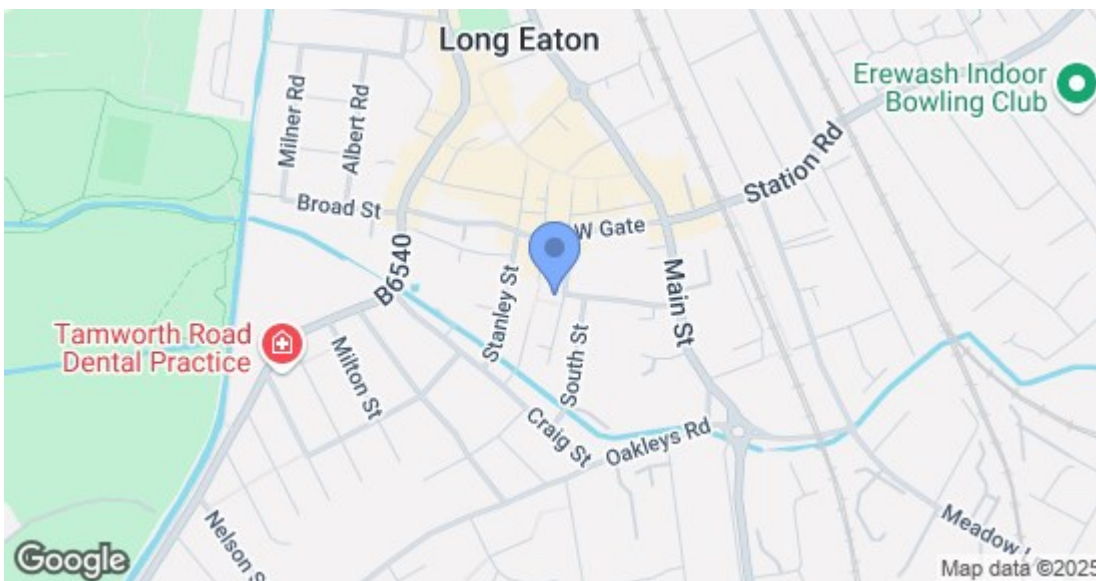
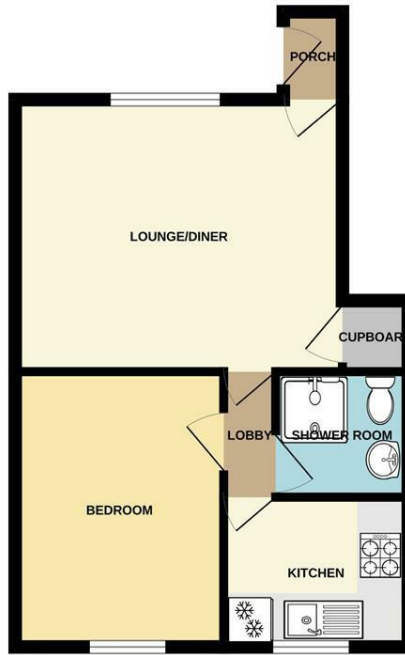
Council Tax  
Erewash Borough Council Band A

Additional Information  
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – 02, EE, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – 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			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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.