

# Robert Ellis

*look no further...*



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BD

**£159,995 Leasehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A WELL PRESENTED AND SPACIOUS, ONE DOUBLE BEDROOM, TOP FLOOR APARTMENT SITUATED WITHIN THIS PRESTIGIOUS RETIREMENT COMPLEX, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious, one double bedroom apartment situated on the top floor within this desirable and prestigious retirement complex, in the heart of Long Eaton. The property benefits double glazing and electrical heating throughout and has recently benefitted from new carpets. 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 generous lounge with new carpets and an electric fire, kitchen with integrated appliances, large double bedroom with fitted wardrobes and a three piece shower room. To the exterior, the property boasts residents car parking whilst the retirement complex itself offers communal areas, an on site manager, laundry room and much more.

Located in the heart of Long Eaton, close to a wide range of local amenities and situated close to fantastic transport links such as nearby bus stops and major road links. These include the M1, A50 and A52 to both Nottingham and Derby with Long Eaton town centre within walking distance where further shops and healthcare facilities can be found.



### Entrance Hall

Wooden front door, vinyl flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

### Lounge

22'3 x 10'3 (6.78m x 3.12m)

uPVC double glazed window overlooking the front, carpeted flooring, electric fire, electric storage heater, painted plaster ceiling, ceiling light

### Kitchen

7'1 x 7'0 (2.16m x 2.13m)

uPVC double glazed window overlooking the front, vinyl flooring, integrated electric oven, integrated electric hob with overhead extractor fan, integrated fridge, integrated freezer, painted plaster ceiling, ceiling light.

### Bedroom One

8'7 x 13'0 (2.62m x 3.96m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, electric storage heater, painted plaster ceiling, ceiling light.

### Shower Room

5'1 x 6'4 (1.55m x 1.93m)

Vinyl flooring, WC, top mounted sink, bath with shower over the bath, painted plaster ceiling, ceiling light.

### Outside

To the front, there is a communal residents car park available.

### Directions

Proceed out of Long Eaton along Tamworth Road and the development can be found on the right hand side after passing the library.

8427RS

### Council Tax

Erewash Borough Council Band B

### 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.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 16 mbps

Superfast 76 mbps

Ultrafast -

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

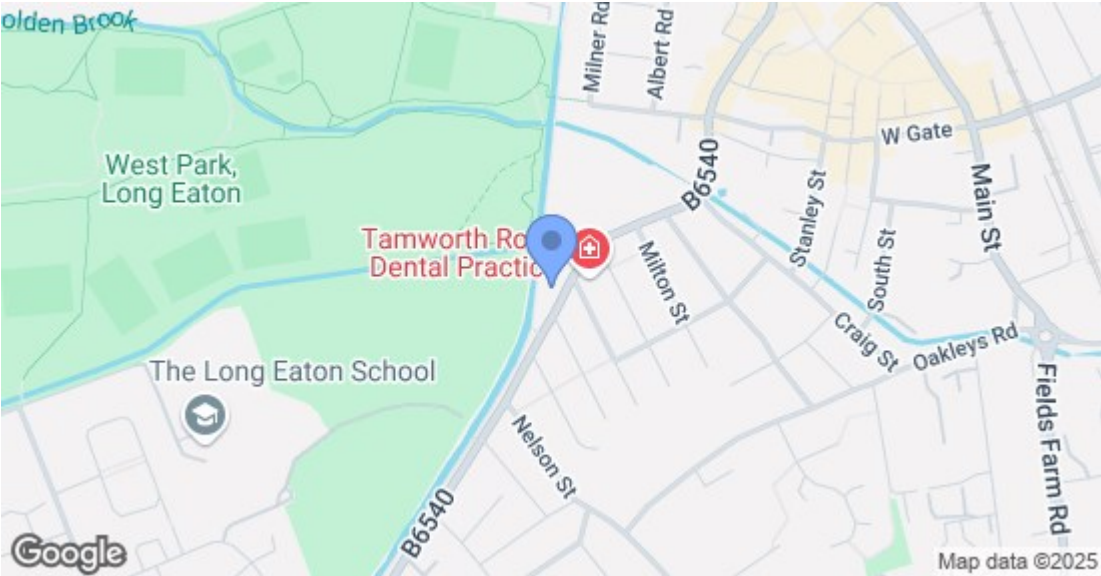
Flood Defenses – No

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	85	85
(69-80) C		
(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 <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		
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.