Robert Ellis

look no further...







Tamworth Road, Long Eaton, Nottingham NGI0 IBD

£149,500 Leasehold





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 MI, 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

 $22'3 \times 10'3 (6.78m \times 3.12m)$

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

Kitchen

 $7'1 \times 7'0 (2.16m \times 2.13m)$

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, ceilign lgiht.

Bedroom One

 $8'7 \times 13'0 (2.62m \times 3.96m)$

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

Shower Room

 $5'1 \times 6'4 (1.55m \times 1.93m)$

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,

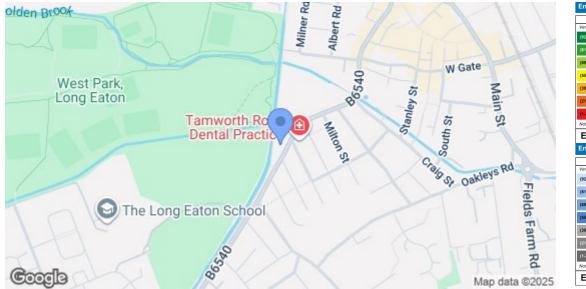
There is a service charge £333.97 per month and ground rent of £247.50 per 6 months.

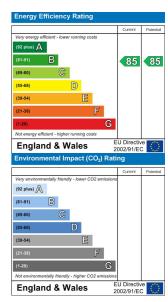


Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT AND SKY
Broadband Speed Standard 16 mbps
Superfast 76 mbps
Ultrafast Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water

Flood Defenses – No Non-Standard Construction – No Any Legal Restrictions – No Other Material Issues – No







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.