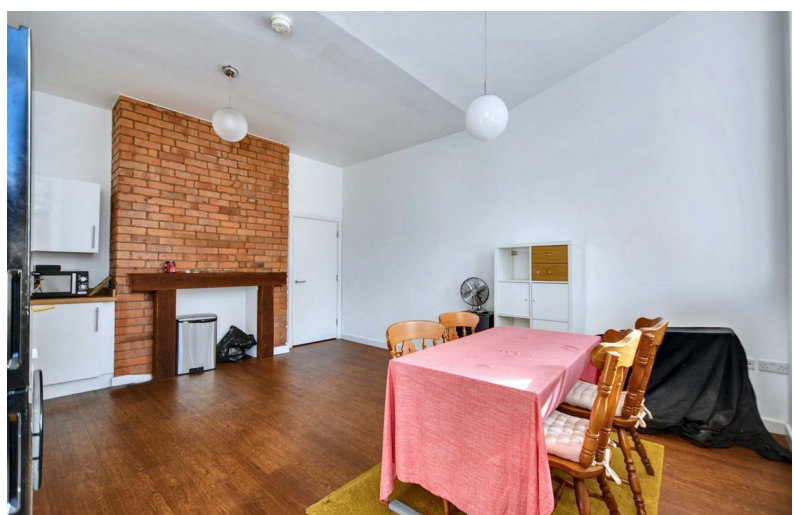
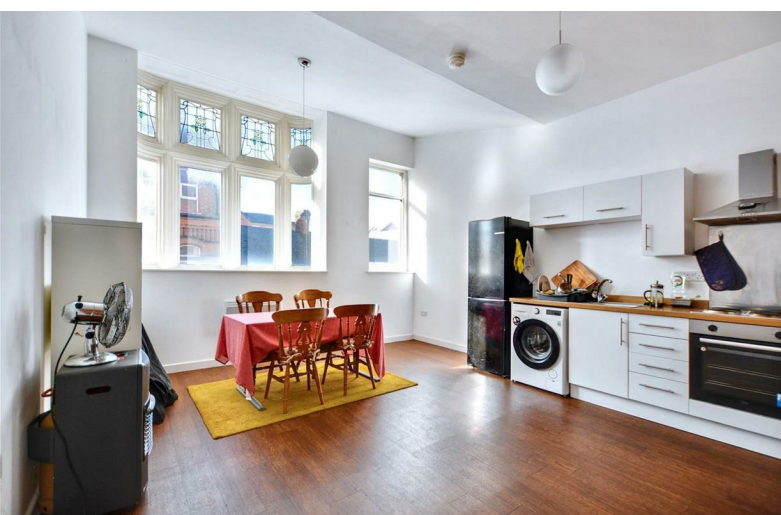




New Central Building,
Station Street, Long Eaton,
Nottingham NG10 1GJ

£110,000 Leasehold

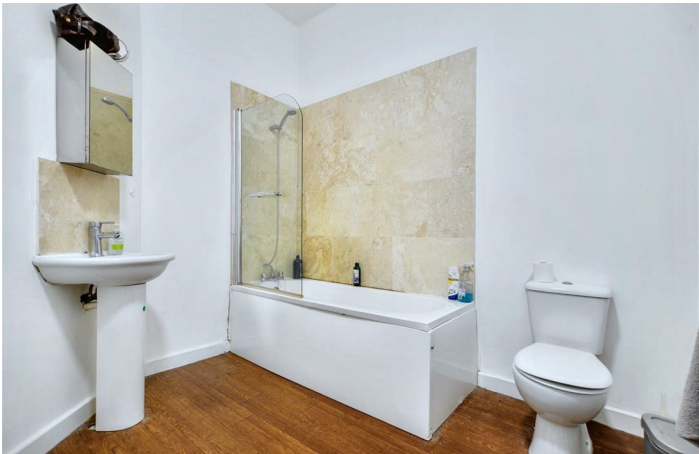


A WELL PRESENTED SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN THIS UNIQUE DEVELOPMENT BEING SOLD WITH TENANT IN SITU.

Robert Ellis are pleased to bring to the market this recently refurbished and upgraded development comprising of similar apartments. Situated within the centre of Long Eaton town on the junction of Main Street and Station Road, the current owner has upgraded many aspects such as the electric heaters, a new oven and hob and new sink and taps. The property comes to the market with a tenant in situ.

The first floor apartment benefits from high ceilings making it light and airy and comprises of dual communal entry system providing access to communal hallways, entrance lobby, double master bedroom, open plan lounge/kitchen/diner and good size bathroom. There is an additional store to the property situated toward the end of the building. The property would be ideal for an investor with tenant in situ.

The apartment is situated in a well maintained block and is located within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the High Street, there are health care and sports facilities including Cliffords gym and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

7'3 x 9'3 approx (2.21m x 2.82m approx)

With secure front access door, internal communication entry system, ceiling light point, hard wired smoke alarm, hard wired heat detector, electrical consumer unit, electric storage heater, laminate flooring, panelled doors to:

Open Plan Kitchen Living Diner

13'7 x 19'2 approx (4.14m x 5.84m approx)

With original leaded and glazed feature bay window to the front with additional sash window to the side, ceiling light points, wall mounted electric heater, exposed original brick work with decorative inset fireplace, range of modern wall and base units to two walls incorporating a roll edged laminate work surface over, stainless steel sink with mixer tap, space and plumbing for an automatic washing machine, space and point for free standing fridge freezer, integral oven with four ring ceramic hob above and stainless steel extractor hood over, luxury vinyl tiled flooring, TV and telephone points.

Utiliy Area

With power and currently housing space for a tumble dryer with recently replaced hot water cylinder.

Bedroom One

10'5 x 17'4 approx (3.18m x 5.28m approx)

This good size room benefits from having two secondary glazed windows to the front, carpeted flooring, wall mounted electric heater, ceiling light point and TV point.

Bathroom

9'9 x 8'4 approx (2.97m x 2.54m approx)

A modern white three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low flush w.c., tiled 'Travertine' splashbacks, extractor fan, ceiling light point, luxury vinyl tiled flooring and panelled door to:

Self Contained Dry Store

8'4 x 4'9 approx (2.54m x 1.45m approx)

With lockable door and lighting.

Directions

Proceed out of Long Eaton along Waverley Street and at the main traffic lights turn left into Station Road and the property can be found on the right on the corner.

Council Tax

Erewash Borough Council Band A

Agents Notes

The property is leasehold with a 125 year lease which commenced 1.1.15. The ground rent is £379 per year. Service charge is £2300 per year.

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 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water low

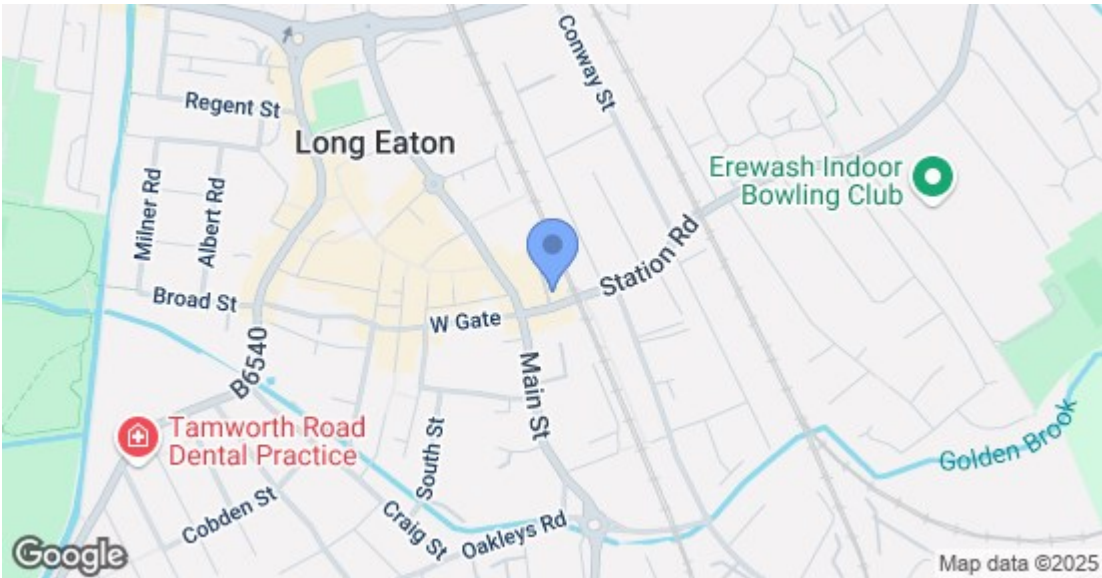
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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.