

Thornfield Square,
Long Eaton, Nottingham
NG10 2AR

£110,000 Leasehold



A CONTEMPORARY SECOND FLOOR APARTMENT PROVIDING TWO DOUBLE BEDROOMS AND OPEN PLAN LIVING AREA, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this well presented modern two bedroom second floor apartment. The apartment is located in a popular gated complex within walking distance of Long Eaton town centre and all the amenities on offer and has the benefit of an allocated car parking space. The apartment itself is of a modern construction, with a large open plan kitchen living dining area and is ideal for a first time buyer or buy to let investor looking for a property with a good potential rental return. The property also has the benefit of being available for sale with no upward chain.

The property is situated within a modern apartment complex and benefits from modern conveniences including gas central heating and uPVC double glazing. In brief the competitively priced apartment offers spacious living accommodation with a larger than average entrance hallway with CCTV intercom entry system, light and airy open plan living room and kitchen, two good size bedrooms and white three piece bathroom with a shower over the bath. Outside there is an allocated parking space for one vehicle. Viewing is a must to appreciate what is on offer!

The property is within a few minutes walking distance of the Asda, Lidl, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton as well as there being excellent local schools, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



Entrance Hall

3'5 x 14' approx (1.04m x 4.27m approx)

The entrance hall has a door to the apartment, intercom phone system, ceiling recessed spotlights, access to the loft via a loft hatch, uPVC double glazed window to the side elevation, laminate wooden flooring through to the open plan kitchen living diner.

Open Plan Kitchen Living Diner

15'1 x 16'4 approx (4.60m x 4.98m approx)

Kitchen area

The kitchen comprises of grey gloss wall, base and drawer units to two walls with work surfaces over, inset sink and drainer, in built oven, four ring electric hob, stainless steel extractor above space for washing machine, space for free standing fridge freezer.

Lounge area

The lounge area has dual aspect uPVC double glazed windows to the side and front elevation, two radiators, laminate flooring throughout, recessed ceiling spotlights.

Bedroom One

12'2 x 8'8 approx (3.71m x 2.64m approx)

The main bedroom has a uPVC double glazed window to the side elevation, carpeted flooring, radiator, recessed ceiling spotlights and TV point.

Bedroom Two

7'7 x 12'5 approx (2.31m x 3.78m approx)

The second bedroom has a uPVC double glazed window to the side elevation, carpeted flooring, radiator, recessed ceiling spotlights.

Bathroom

8'5 x 5'2 approx (2.57m x 1.57m approx)

A white bathroom suite comprising of panelled bath with chrome mains fed shower attachment, low flush W.c., pedestal wash hand basin, wall mounted chrome radiator, tiled walls and UPVC double glazed window.

Outside

The property has one allocated parking space.

Directions

Proceed out of Long Eaton along Nottingham Road turning right into Conway Street and Thornfield Square can be found on the left as identified by our for sale board. 8497JG

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

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

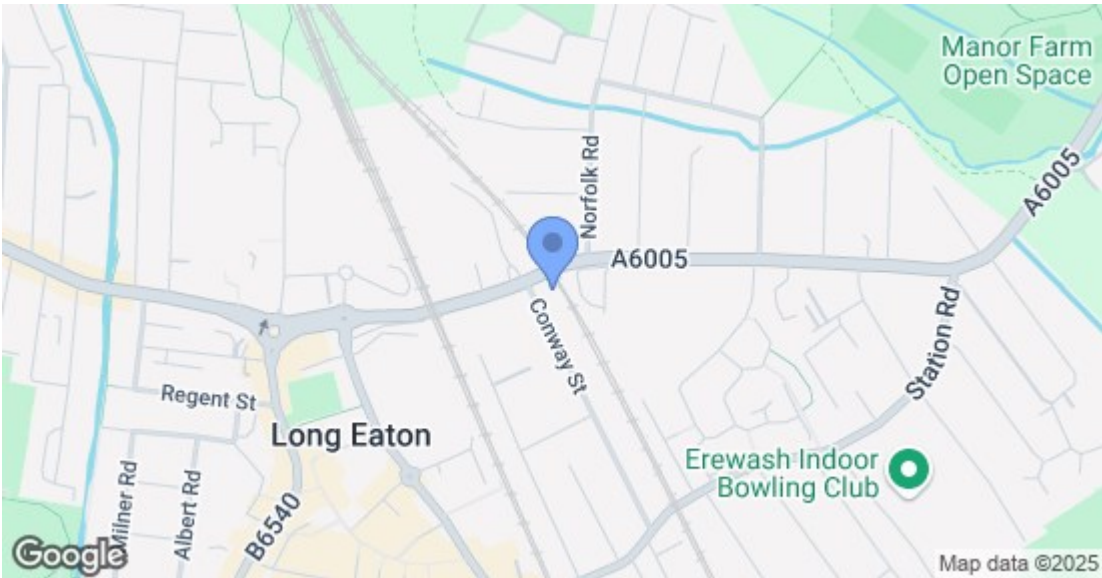
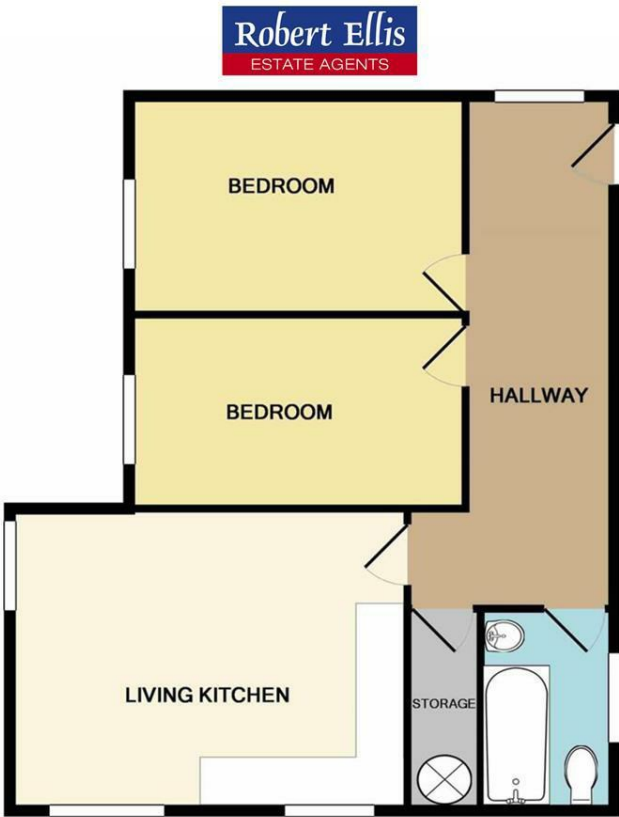
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

The property is leasehold with a 99 year lease which commenced 1.1.05. The current vendor is in the process of purchasing an extended 990 year lease.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	73
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.