



Thornfield Square,  
Long Eaton, Nottingham  
NG10 2AR

**£120,000 Leasehold**



A TWO BEDROOM MAISONETTE FOUND WITHIN WALKING DISTANCE OF LONG EATON TOWN CENTRE.

Robert Ellis are pleased to offer to the market an fantastic opportunity to purchase this duplex maisonette. The property is positioned within the gated Thornfield Square and internally the property provides a fantastic space. Built in 2007, this maisonette is different to the apartments within a block as it comes with its own entrance rather than communal and offers ground floor and first floor accommodation. There is also an allocated parking space that comes with the property. The property is of brick construction and is double glazed throughout. The property is positioned well for a range of local amenities including Tesco, Asda and Aldi in addition to just being stones throw away from Long Eaton Town Centre.

This duplex apartment really needs to be viewed to be appreciated and internal accommodation briefly compromises of entrance into the open plan lounge diner with storage cupboard, opening to the kitchen, downstairs WC and stairs leading to the first floor. To the first floor, there are two bedrooms and a main bathroom.

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.



### Lounge/Diner

18' x 13'1 approx (5.49m x 3.99m approx)

Double glazed entrance door, two double glazed windows to the front, radiator, TV point, laminate flooring, stairs to the first floor, built-in storage cupboard and doors to:

### Cloaks/w.c.

Low flush w.c., wash hand basin, linoleum flooring.

### Kitchen

10'8 x 5'3 approx (3.25m x 1.60m approx)

With a range of matching wall and base units having work surfaces over, stainless steel sink and drainer, four ring induction hob, extractor hood over, part tiled walls, two double glazed windows to the rear, space for a fridge freezer and plumbing for a washing machine.

### First Floor Landing

Double glazed window to the rear.

### Bedroom 1

10' x 9'4 approx (3.05m x 2.84m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

10'8 x 6'6 approx (3.25m x 1.98m approx)

Double glazed window to the front and fitted wardrobes.

### Bathroom

Low flush w.c., pedestal wash hand basin, panelled bath, part tiled walls, double glazed window to the rear.

### Directions

Proceed out of Long Eaton along Nottingham Road turning right into Conway Street and Thornfield Square can be found on the left.

8583AMCO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating –Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps

Phone Signal – 02, Three, EE, 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

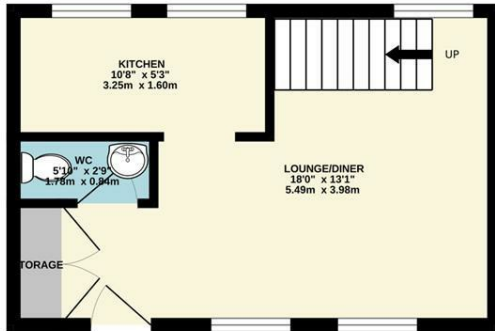
### Agents Notes

The property is leasehold with a 999 year lease which commenced 1.1.05. The ground rent is £79.27 pcm.

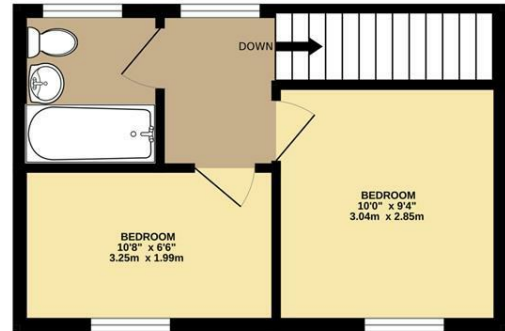




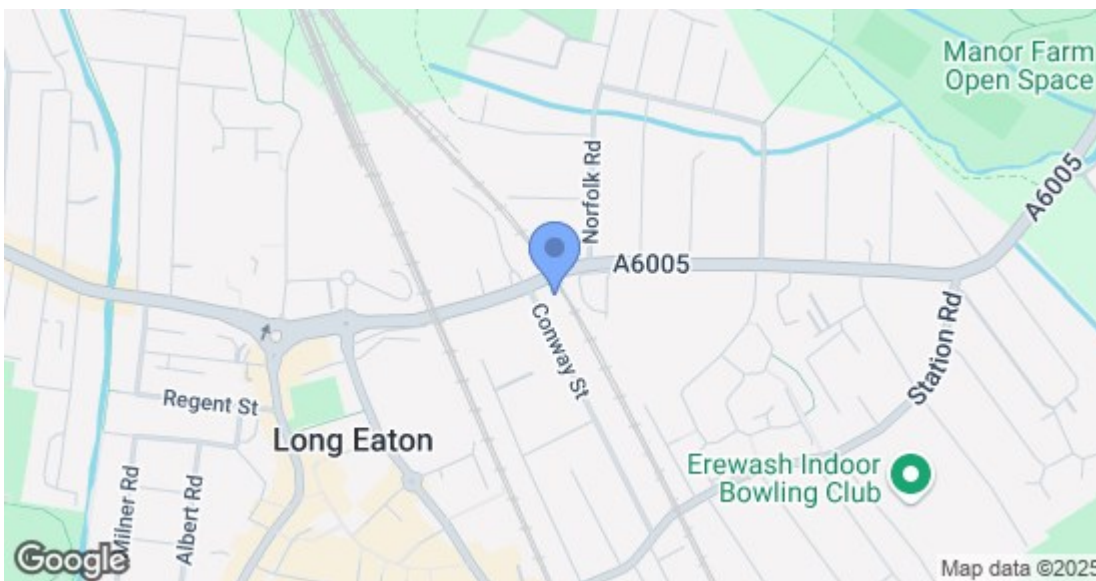
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

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