



Derby Road,
Long Eaton, Nottingham
NG10 4BJ

£149,995 Leasehold



THIS IS AN INDIVIDUAL SECOND FLOOR ONE DOUBLE BEDROOM APARTMENT WHICH IS PART OF THIS PRESTIGIOUS DEVELOPMENT OF SIX PROPERTIES.

The property is a recent conversion of two period houses into six apartments and the property we are selling is accessed via the communal hallway and stairs which take you from the parking area to the second floor. The property provides a home which will suit a whole range of buyers from first time buyers to those who might want to downsize from a larger property and are looking for a property which is easy to maintain and can be locked up and left to go travelling or spending time elsewhere. For the size and layout of the property to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the apartment for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

Being situated on the second floor of these two substantial converted properties, the well proportioned apartment we are selling benefits from gas central heating, doubled glazing and has good quality floor coverings throughout. Being entered through the front door, the accommodation includes a spacious hallway with a study area off, the living/dining kitchen area is positioned at the front of the apartment and this has windows to the front and the kitchen area is fitted with high quality grey gloss units and has integrated cooking appliances, the large double bedroom has a sloping ceiling with a Velux window and the shower/wet room is fully tiled and has a walk-in shower area with a mains flow shower system. Outside there is a block paved parking area to the side of the development with a parking space provided for the property, there is an outside water supply and external sensor lighting

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, the property is positioned opposite Trent College and is therefore ideal for teaching staff or people who work at the school and it is also close to the Wilsthorpe Academy and infant and primary schools located along Derby Road, there are walks in the surrounding nearby countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Communal Reception Hall

There is a half double glazed entrance door leading from the off road parking area to the communal hallway and stairs which provides access to four of the apartments and this has a window to the half landing, there is a cupboard housing the electric meters and there is sensor lighting,

Front Door

Panelled front door providing access from the communal hallway to the reception area of the apartment.

Reception Hall

The spacious reception hall is carpeted and has a radiator, wall mounted intercom for the entrance door to the communal hallway, wall mounted electric consumer unit, there are four power points in the hall and panelled doors leading to the bedroom, open plan living area and shower room.

Open Plan Kitchen/Living Dining Area

20' x 11'5 approx (6.10m x 3.48m approx)

The kitchen area is fitted with grey gloss units having brushed stainless steel fittings and wooden work surfaces and includes a stainless steel sink with a mixer tap and a four ring gas hob set in an L shaped wooden work surface with drawers, oven, pull out bottle/spice rack, space for an automatic washing machine and tumble dryer or fridge below, two matching eye level wall cupboards, hood over the cooking area, wall mounted boiler, extractor fan, tiling to the walls by the work surface areas, two double glazed windows to the front, radiator, nine wall mounted power points and a data/TV point.

Dining/Living Area

There is an area off the kitchen/living area which has a sloping ceiling with a Velux window.

Bedroom

15'5 to 12'6 x 13'8 approx (4.70m to 3.81m x 4.17m approx)

The large double bedroom has a Velux window to the sloping ceiling, radiator, eight power points/two with USB charging points and carpeted flooring.

Study Area

11'7 x 6'6 approx (3.53m x 1.98m approx)

The study area has a sloping ceiling with a Velux window, wall light, radiator and carpeted flooring.

Shower Room

The shower room is fully tiled and has a walk-in wet room/shower area with a wall mounted mains flow shower having a rainwater shower head and hand held shower, pedestal wash hand basin with a mixer tap and low flush w.c., radiator and a Velux window to the sloping ceiling.

Outside

There is a parking space provided in the block paved parking area positioned at the side of the development which is accessed from Briar Gate with there also being a bin storage area and outside lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and the property can be found on the right hand side.
8520AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

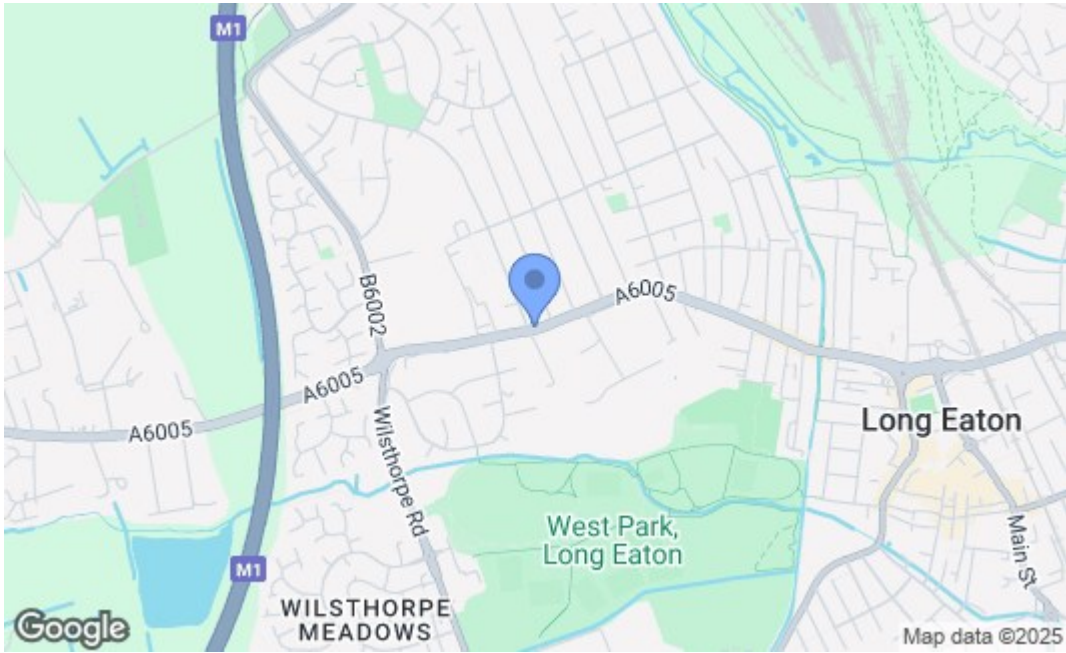
Agents Notes

The property is leasehold with a 999 year lease. There will be no ground rent. Each flat owner will have a share in the freehold which will be transferred to a management company following the sale of the last plot on the development.

There are AI pictures on this property.



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		
(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.