

# Robert Ellis

*look no further...*



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BU

**£165,000 Leasehold**

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/robertellisestateagent



@robertellisea

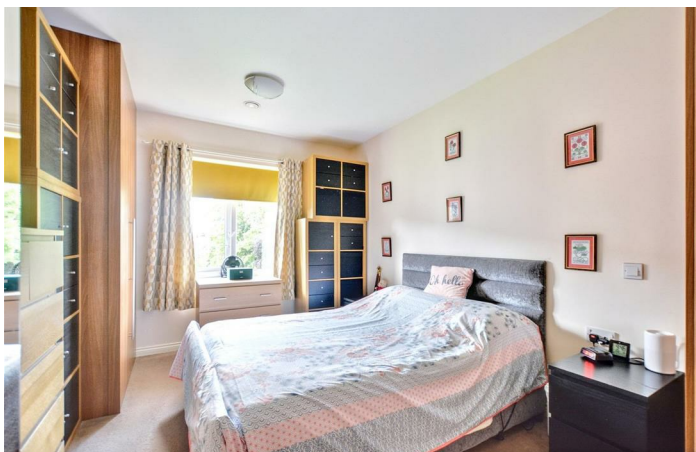


A WELL PRESENTED AND SPACIOUS, TWO DOUBLE BEDROOM APARTMENT WITHIN THIS DESIREABLE RETIREMENT COMPLEX AT THE HEART OF LONG EATON TOWN CENTRE.

Robert Ellis are delighted to bring to the market this superb example of a two double bedroom apartment situated within this sought after retirement complex. The property is leasehold and benefits double glazing throughout. This property would be ideal for a single person or retired couple who are looking to move into a maintenance free property with fantastic transport links that are easily accessible and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with built in storage cupboards, open plan kitchen/diner with French doors and Juliet balcony, bedroom one with fitted wardrobes, bedroom two and a shower room. To the exterior, the property benefits ample parking via a designated car park with visitor spaces also available. This retirement complex boasts communal areas for residents to enjoy as well as the use of other facilities such as restaurants and hairdressers.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



### Entrance Hallway

9'7 x 5'0 (2.92m x 1.52m)

Wooden front door, carpeted flooring, built in storage cupboards, painted plaster ceiling, ceiling light.

### Shower Room

6'9 x 7'8 (2.06m x 2.34m)

Wet room with mains shower, pedestal sink, WC, wall mounted mirror with light, extractor fan, door into the main bedroom, painted plaster ceiling, ceiling light.

### Bedroom One

9'8 x 15'4 (2.95m x 4.67m)

uPVC double glazed window overlooking the rear and the canal, carpeted flooring, fitted wardrobes, ceiling light, door into the shower room, painted plaster ceiling, ceiling light.

### Bedroom Two

7'3 x 10'8 (2.21m x 3.25m)

uPVC double glazed window overlooking the canal and gardens to the rear, carpeted flooring, painted plaster ceiling, ceiling light.

### Kitchen/ Diner

10'3 x 9'7 (3.12m x 2.92m )

Vinyl flooring, ceiling light, wall and base units, laminate rolled edge worktop with tiled splashback, space for washing machine, space for fridge/freezer, integrated electric oven and induction hob with overhead extractor fan, painted plaster ceiling, ceiling light.

### Lounge

10'5 x 14'2 (3.18m x 4.32m)

uPVC double glazed French doors with Juliet balcony overlooking the canal, carpeted flooring, painted plaster ceiling, ceiling light.

### Outside

To the exterior, the property benefits from ample off street parking via a designated car park for both residents and visitors. The property also benefits views over the communal gardens and canal from the windows and French doors with the use of the landscaped communal gardens.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, SKY

Broadband Speed - Standard 16 mbps

Superfast 77 mbps

Ultrafast -

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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	85	85
(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 <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		
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.