



Calverton Close,  
Toton, Nottingham  
NG9 6GW

**£209,995 Leasehold**  
**75% Share**



THIS IS A LOVELY, WELL APPOINTED TWO BEDROOM BUNGALOW, IN WHICH WE ARE SELLING A 75% SHARE, SITUATED WITHIN THE CAVLERTON CLOSE RETIREMENT DEVELOPMENT.

Being located in the heart of Toton and close to the Tesco superstore on Swiney Way, this two bedroom end property will provide a lovely home for someone who is looking for a retirement property in the West Nottingham area. The property has been updated throughout and is being sold with the benefit of NO UPWARD CHAIN is ready for immediate occupation. For the size and layout of the accommodation and privacy of the patio area at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely bungalow for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, from a combi boiler which was installed in March 2018 and double glazing. Having new internal doors, fitted in May 2019, the accommodation includes an enclosed porch with a store off, hall with two built-in cupboards, a large lounge and has patio doors leading out to the private patio area at the rear of the bungalow, there are the two bedrooms, with the main bedroom having built-in furniture and the luxurious shower room, which was fitted in 2020, has aqua boarding to the walls and a large walk-in shower with a mains flow shower system. Outside there are easily managed areas at the front and rear of the bungalow which people will see when they visit the property.

The bungalow is within walking distance of the Tesco superstore on Swiney Way and is only a short drive away from all the other shopping facilities found in Beeston, Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and Toton Fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, 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.



## Porch

Enclosed porch having a composite door (guaranteed until 2029) with two inset opaque glazed panels and a second composite door with inset glazed panels leading into the reception hall, double glazed side panel and door to the storage cupboard which has tiled flooring.

## Reception Hall

Radiator with a shelf over, built-in cupboard with shelving and a power point and a second built-in storage cupboard.

## Lounge/Sitting Room

17' x 10'3 approx (5.18m x 3.12m approx)

Double glazed patio doors leading out to the private seating area at the rear of the bungalow, feature marble effect fireplace and matching hearth, radiator with a shelf over and a TV aerial point.

## Kitchen

8'7 x 8'7 approx (2.62m x 2.62m approx)

The kitchen is fitted with Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in a work surface with cupboards, with the corner cupboard having fitted carousels, drawers and space for an automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards, one of which houses the Baxi boiler (fitted 2018), hood and back plate over the cooking area, oven with drawers below and a cupboard above, shelved upright storage cupboard, a double wall mounted display cupboard and a double glazed window to the front.

## Bedroom 1

11'3 x 9'7 approx (3.43m x 2.92m approx)

Double glazed window to the rear, two double built-in wardrobes providing hanging space and shelving, full height shelved cupboard, a drawer unit and a radiator.

## Bedroom 2/Dining Room

9' x 7'10 approx (2.74m x 2.39m approx)

Currently used as a dining room and having a double glazed window to the front and a radiator.

## Shower Room

The shower room has a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, aqua boarding to two walls, a protective glazed screen and a fitted fold up seat in the shower, hand basin with a mixer tap and double cupboard below, low flush

w.c. with a concealed cistern, chrome ladder towel radiator, aqua boarding to the walls, wall mounted mirror fronted wall cabinet, opaque double glazed window, wall mounted fan heater and an extractor fan.

## Outside

At the front of the property there is a pathway leading to the main entrance door with easily managed pebbled areas to either side.

At the rear there is a block paved patio with a central pebbled bed and there is a border to the left hand side.

There is shared parking for residents and visitors.

## Directions

Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and take the second right hand turn and the property is located on the left hand side.

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## Agents Notes

We are selling a 75% share of this property which is leasehold. There is a monthly charge of approximately £180.41 which includes the service and building insurance. This should be verified by interested parties solicitors. The property has a 99 lease which commenced in 1992. There is an age restriction of 60 years.

## Council Tax

Broxtowe Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

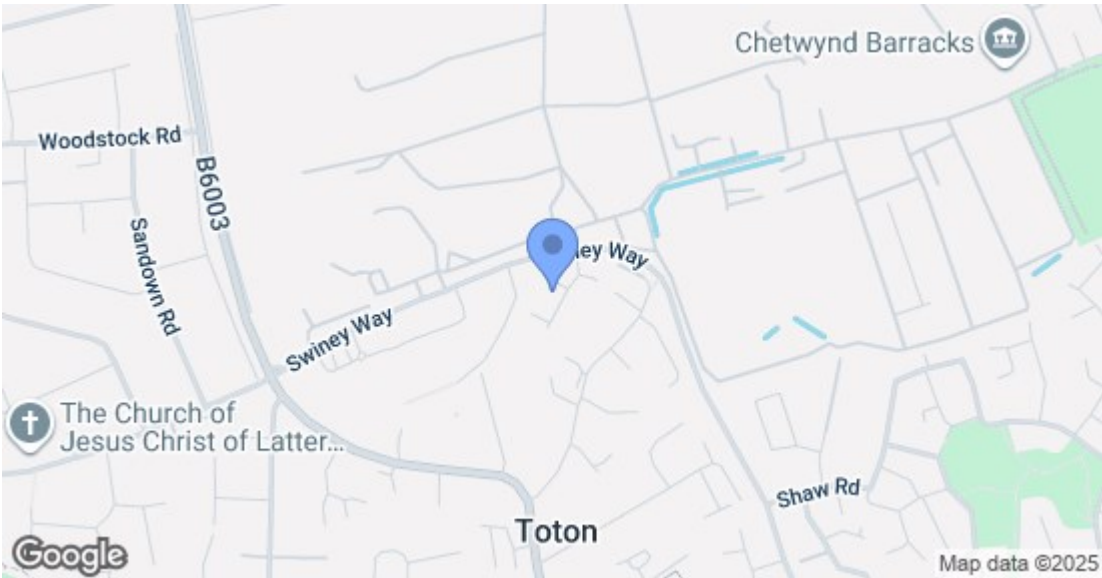
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                     |         |           |
|                                                                 | 69      | 76        |
| 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.