



Attenborough Close,
Long Eaton, Nottingham
NG10 3TA

O/I/R £120,000 Leasehold



A MODERN, ONE BEDROOM GROUND FLOOR APARTMENT WITH THE BENEFIT OF NO UPWARD CHAIN.

The apartment is set just a short distance from the train station, and a host of local shops and amenities are within easy access, you are also well positioned for access to link roads such as the A50 and M1 as well as being within easy reach of East Midlands Airport. This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An open plan living, dining and kitchen space, large double bedroom and bathroom.

Outside the property has communal parking for the residents.

Having been well maintained by the current homeowners this delightful property is offered to the market with the advantage of gas central heating from a newly fitted boiler (February 2025), UPVC double glazing throughout, and is well worthy of an early internal viewing.



Living/Dining Room

13'10" x 13'5" approx (4.23m x 4.11m approx)

Composite door through to the open plan living space with laminate flooring and UPVC double glazed windows to the front and side aspect.

Kitchen

7'11" x 7'2" approx (2.42m x 2.20m approx)

A range of wall and base units with work surfacing over and tiled splashbacks, 1½ bowl sink with mixer tap. Space and fittings for freestanding appliances to include a gas cooker, fridge freezer and washer dryer.

Inner Hallway

Laminate flooring and a radiator.

Bedroom 1

14'4" x 8'6" approx (4.37m x 2.61m approx)

A double bedroom with laminate flooring, radiator, two UPVC double glazed windows to the rear aspect and spacious fitted wardrobe.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above, part tiled walls and radiator.

Outside

The property has communal parking for the residents.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight

over and into Sawley. After some distance turn right into Draycott Road, following the road and then right into Beresford Road and left into Attenborough Close.

8833CW

Agents Notes

The property is leasehold with a 125 year lease which commenced 28.10.19.

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 5mbps

Superfast 78mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

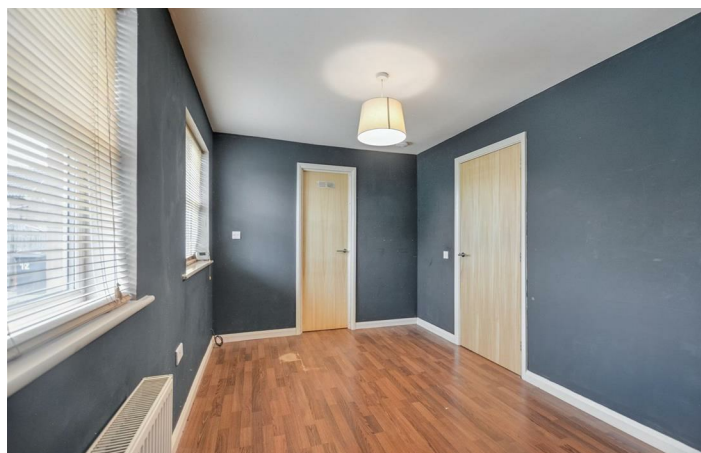
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

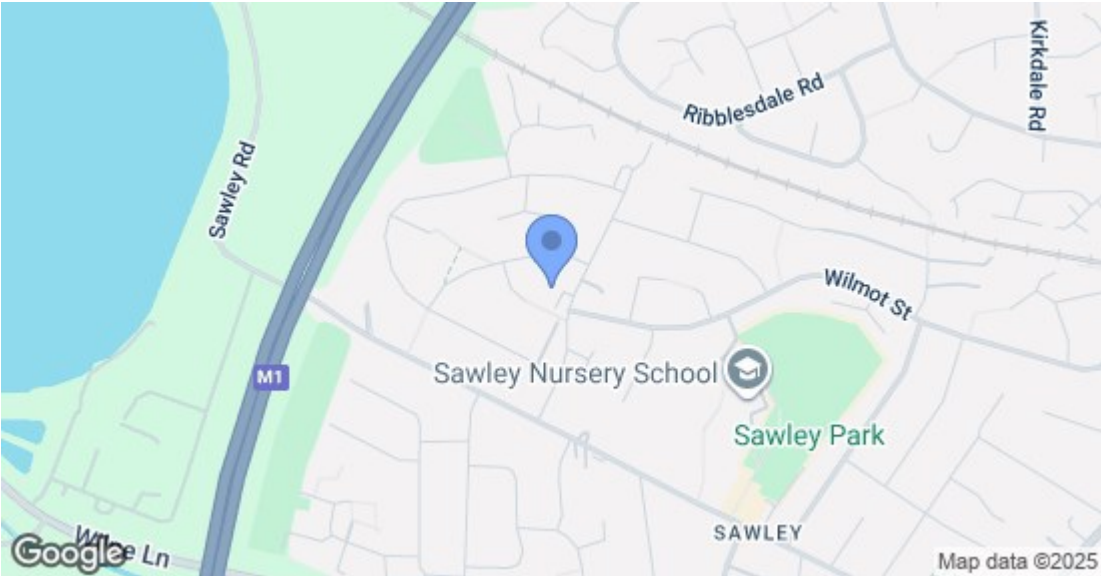
Other Material Issues – No



GROUND 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		
(81-91) B		
(69-80) C	79	79
(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.