



Longmoor Lane  
Sandiacre, Nottingham NG10 5JH

**£100,000 Leasehold**

A ONE DOUBLE BEDROOM GROUND  
FLOOR MAISONETTE.





A one double bedroom ground floor maisonette situated in a small block of six properties in a convenient location.

This property comes to the market with NO CHAIN with features which include gas fired central heating served from a combination boiler, double glazing and a modern fitted kitchen with built-in appliances.

Set back from Longmoor Lane in a purpose-built small development of six maisonettes that benefit from communal parking. Situated close to many local amenities, including a bus stop just outside. There is a Co-Op and Lidl within walking distance, as well as independent retailers and useful facilities including doctors and dentist. For those who enjoy the outdoors, across the street is the Erewash Canal where the tow path forms part of the Nutbrook Trail linking Shipley Park to the North and the River Trent is Sawley to the South.

The property will suit a variety of buyers including those looking to make their first steps onto the property ladders and those looking to downsize to a convenient base, as well as offering long term buy to let opportunity.



### ENTRANCE PORCH

uPVC double glazed front entrance door, walk-in store cupboard, single glazed door leading to hallway.

### HALLWAY

Doors to all rooms, two useful built-in storage cupboards.

### WALK-IN CLOSET

13'8" x 2'7" (4.18 x 0.80)

A large useful space with reducing head height.

### LIVING ROOM

14'0" x 10'4" (4.29 x 3.16)

Wall mounted electric fire, radiator, double glazed window to the front.

### KITCHEN

12'1" x 6'11" (3.69 x 2.11)

Range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Integrated fridge, freezer and washing machine. Wall mounted 'Vaillant' gas boiler (for central heating and hot water). Radiator, double glazed window.

### BEDROOM

14'0" x 10'4" (4.28 x 3.17)

Fitted wardrobes with matching dressing table and drawers, radiator, double glazed window.

### SHOWER ROOM

6'3" x 5'8" (1.92 x 1.74)

Three piece suite comprising wash hand basin, low flush WC and walk-in shower cubicle with electric shower. Double glazed window.

### OUTSIDE

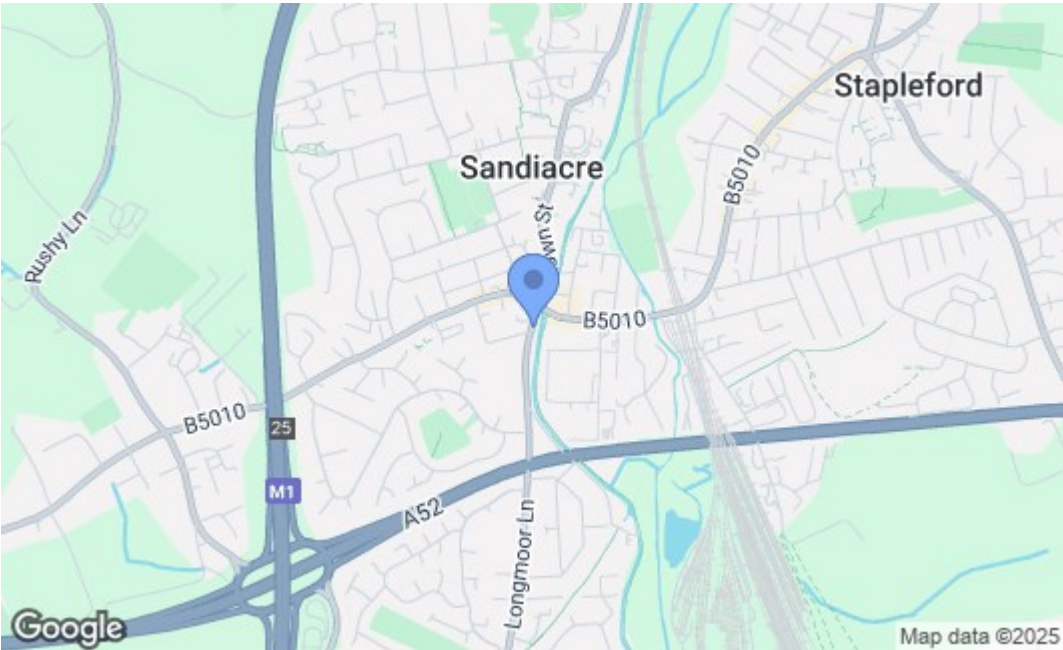
The property is set back from Longmoor Lane and is one of six ground and first floor maisonettes. The development is situated on a private communal garden plot with fenced-in frontage and garden laid to lawn, with mature tree. There is a smaller section of lawn to the rear and a communal paved area. There is communal parking to the rear.

### LEASEHOLD

The property is leasehold 125 year lease from 14th November 1994, therefore 94 years remaining. The ground rent is £10 per annum and the most up to date service charge is £590.31 which includes the payment for the ground rent. Further information is available on request and more detailed information will be provided through the conveyancing process.







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 <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.