



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BD

**£145,000 Leasehold**



THIS IS A SPACIOUS FIRST FLOOR, ONE DOUBLE BEDROOM APARTMENT WHICH IS PART OF THE BROOKLANDS COURT RETIREMENT COMPLEX.

Being situated on the first floor which is accessed by either a communal lift or stairs, this one bedroom apartment is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation by a new owner. The property is situated at the front of Brooklands Court and therefore overlooks Tamworth Road and for the size and layout of the accommodation we recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. The property is well placed for easy access to Long Eaton town centre and to excellent transport links, all of which have helped to make this a very popular and convenient retirement complex to live.

Brooklands Court was constructed approx. 15 years ago and includes one and two bedroom apartments which all contribute to a management charge which helps to run and maintain the development. The property derives the benefit from having an efficient electric heating system and double glazing and the accommodation is entered via the front door off the landing and has a spacious reception hall with a built-in storage cupboard off, the lounge/sitting room includes a dining area and the kitchen is fitted with wall and base units and has integrated appliances. The double bedroom has a range of built-in wardrobes with mirror fronted doors and the shower room is fully tiled and the shower has a mains flow shower system. On the ground floor there is a communal residents lounge, a laundry room and store room and outside there are landscaped gardens to all sides of the development which provide lovely areas to sit and enjoy outside living and there is parking for residents and visitors.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities with West Park Leisure Centre being only a stones throw away, with the park providing a lovely area to walk and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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.



### Entry

The property is entered through the communal reception hall area and residents lounge and you can take the stairs or lift from the internal hall to the first floor landing.

### Entrance Door

There is a main entrance door to the apartment off the first floor landing and this leads into:

### Hallway

The reception hall for the apartment has a built-in shelved storage cupboard which also houses the hot water heating tank, there is a wall mounted electric consumer unit and electric meter in the cupboard and in the hall there is the intercom for the front door entry system.

### Lounge/Sitting Room

22'4 x 20'3 approx (6.81m x 6.17m approx)

Double glazed, double opening French doors with a Juliette balcony to the front, coal effect fire set in an Adam style surround with an inset and hearth, floor mounted electric storage heater, TV point and double doors with inset glazed panels leading to:

### Kitchen

8'6 max x 7'9 approx (2.59m max x 2.36m approx)

The kitchen has wood grain finished 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 which extends to three sides and has an integrated fridge and freezer, cupboards and drawers below, matching eye level wall cupboards, shelving and hood over the cooking area, Electrolux oven with built-in cupboards above and below, tiling to the walls by the work surface areas and a double glazed window with a fitted blind to the front.

### Bedroom

13' plus wardrobes x 8'8 approx (3.96m plus wardrobes x 2.64m approx)

Double glazed window to the front, wall mounted electric heater, double built-in wardrobes with mirror fronted doors providing hanging space and shelving and there is a TV point in the bedroom.

### Shower Room

The shower room is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, low flush w.c. and hand basin with double cupboard below and a mirror and light to the wall

above, wall mounted Dimplex wall heater and a wall mounted electric towel rail.

### Communal Lounge/Laundry Room/Store

On the ground floor there is a communal lounge facility, a laundry room and a store, with there being a resident manager who has an office off the lounge.

### Parking and Gardens

There are landscaped garden areas around Brooklands Court which provide lovely areas to sit and enjoy outside living and there is parking provided for residents and visitors.

### Directions

### Agents Notes

The property is leasehold with a 125 year lease which commenced 1.1.09. There is a service charge of £2766.63 p.a. and ground rent of £763 p.a.

There are AI photos on this property.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast

70mbps Ultrafast 1000mbps

Phone Signal – Vodafone, 02, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

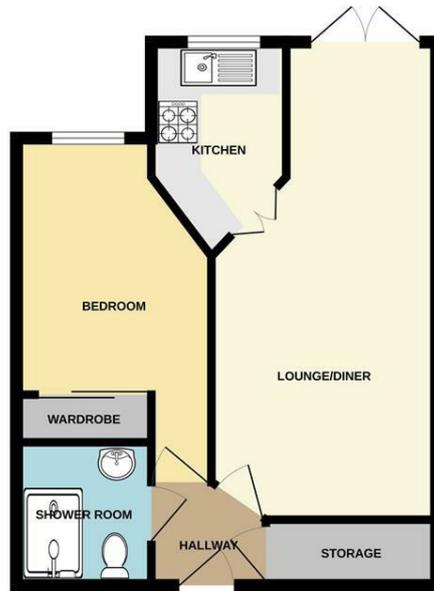
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.