



Calverton Close,  
Toton, Nottingham  
NG9 6GW

**O/I/R £135,000 Leasehold  
75% Share**

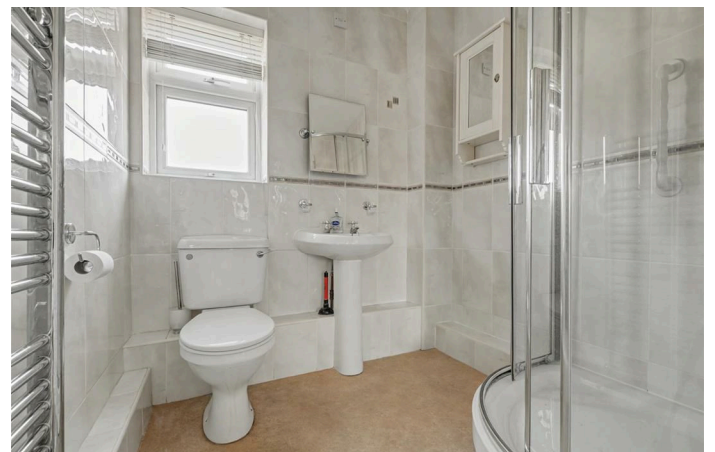


THIS IS A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH IS PART OF A SOUGHT AFTER RETIREMENT DEVELOPMENT, FOR PEOPLE AGE 60 AND OVER, SITUATED TO THE WEST OF NOTTINGHAM.

Being located on Calverton Close which is a quiet cul-de-sac located off Swiney Way in Toton, this first floor apartment provides a lovely home which will suit an individual or couple who are looking for a property which is easily maintained and part of a development where assistance is provided if required from a resident manager. The property is well placed for easy access to a large Tesco store and to many other local amenities and facilities and also to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is accessed from the front door which leads into a hall with stairs taking you to the first floor landing area. Benefiting from gas central heating and double glazing, the light and airy accommodation, which has been recently re-decorated and includes a landing area with a large walk-in store room off which has fitted wardrobes providing hanging space and shelving, the lounge has a feature fireplace and a door leading into the well fitted kitchen which has ranges of wall and base units and integrated cooking appliances. There are the two double bedrooms and fully tiled shower room/w.c. and outside there is parking for owners and visitors and communal gardens which are maintained by the management company.

As previously mentioned the property is only a few minutes walk away from a Tesco store on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby picturesque Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston 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

Open porch with quarry tiled flooring, an outside light and external power point and there is a built-in outside storage cupboard to the right of the main entrance door.

### Front Door

Stylish composite front door with two inset opaque glazed panels leading to:

### Reception Hall

Stairs with two hand rails leading to the first floor and a wall mounted electric consumer unit.

### Landing

The balustrade continues onto the spacious landing, hatch with ladder to the loft, radiator, wall mounted entrance intercom to the front door, cornice to the wall and ceiling and a hot water tank is enclosed in a shelved airing/storage cupboard.

### Store Room

The large store room has built-in wardrobes with two of the doors having mirror fronted panels and the wardrobes provide shelving and hanging space and there is a light and power point in this store room.

### Lounge

13'3 x 11'6 approx (4.04m x 3.51m approx)

Double glazed window with a fitted blind to the rear, feature stone effect electric fire set in a Minton style surround with a hearth, cornice to the wall and ceiling, TV aerial point, radiator, five power points and doors with inset glazed panels leading to the landing and kitchen.

### Kitchen

9'8 x 6'2 approx (2.95m x 1.88m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface with cupboards, drawers, a Hotpoint oven and space for an automatic washing machine below, matching eye level wall cupboards with lighting under, walls tiled to the work surface areas, hood over the cooking area, Worcester Bosch boiler housed in a matching wall cupboard, space for an upright fridge/freezer and a double glazed window with fitted blind to the rear.

### Bedroom 1

10'9 x 11'7 approx (3.28m x 3.53m approx)

The main bedroom has a double glazed window to the front, radiator, cornice to the wall and ceiling, TV aerial point, four power points and a door with an inset glazed panel leading to the landing.

### Bedroom 2

9'8 x 7'3 approx (2.95m x 2.21m approx)

Double glazed window with blind to the rear, radiator, cornice to

the wall and ceiling, two power points and a door with an inset glazed panel leading to the landing.

### Shower Room

The fully tiled shower room has a corner shower with a Triton electric shower, tiling to two walls and curved glazed doors and protective screens, pedestal wash hand basin with a mirror to the wall above and a low flush w.c., chrome ladder towel radiator, opaque double glazed window with fitted blind, a mirror fronted wall cabinet and an extractor fan.

### Outside

There are communal gardens which are maintained by the management company and parking is provided for owners and visitors.

### External Store

There is an external store next to the open porch which leads to the front door.

### Directions

The property is best approached from The Grange Farm traffic lights at Toton, proceeding up High Road to the traffic lights with Banks Road and then turning right passing the Tesco store on the right hand side. Calverton Close will be found as a turning immediately after Tesco and the apartment is found in a block on the right hand side.

9145MP

### Agents Notes

The property is leasehold with the lease having started on 31 July 1992. There is a monthly service charge which covers the cost of the resident warden, maintenance of the garden and other external areas, building insurance and lifeline support intercom system. The property is a shared ownership property with 75% of the ownership being sold with this sale.

### 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 21mbps Superfast 1mbps Ultrafast 1800mbps

Phone Signal – Vodafone, O2, Three, EE

Sewage – Mains supply

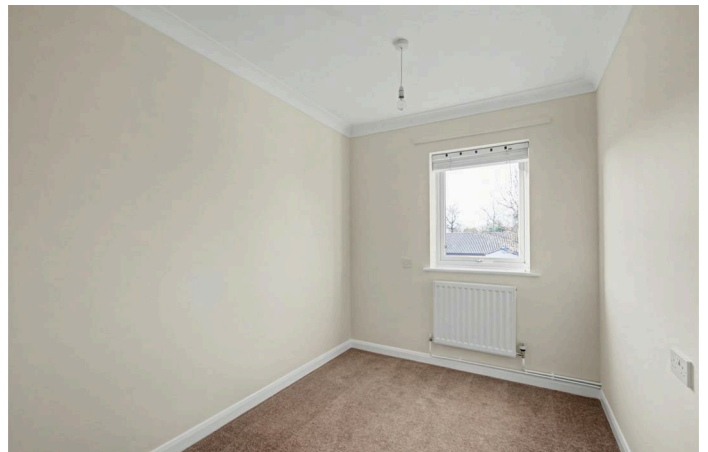
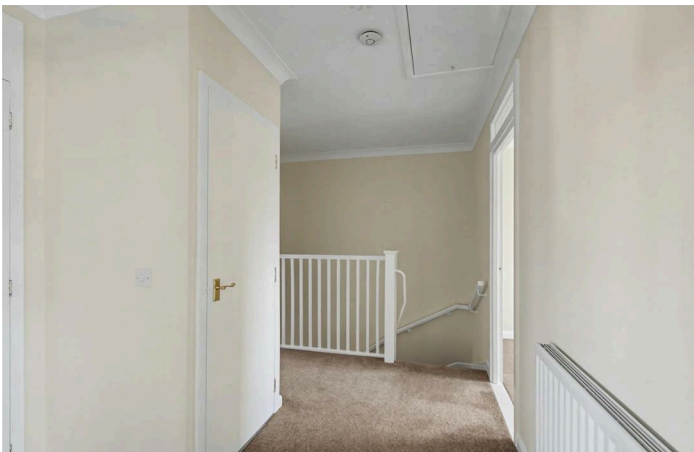
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

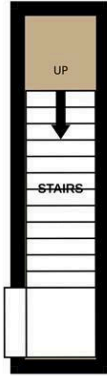
Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR

1ST FLOOR



29 CALVERTON CLOSE, TOTON

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		71	73
(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.