



College Street,  
Long Eaton, Nottingham  
NG10 4GE

**Price Guide £85-90,000**  
**Leasehold**



AN EXCELLENT INVESTMENT OPPORTUNITY – A ONE BEDROOM FIRST FLOOR FLAT WITH THE BENEFIT OF A LOFT ROOM, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this first floor flat situated on College Street, ideally positioned for convenient access to local shops, amenities and transport links. The accommodation includes a lounge, fitted kitchen, double bedroom and bathroom, along with the additional advantage of a loft room, providing useful extra space.

Offered to the market with no onward chain, this property represents an ideal purchase for buy-to-let investors or first-time buyers looking for a well-located and versatile home. Early viewing is recommended.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, 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.



## Entrance

Side entrance door, stairs leading to the first floor.

## Landing

With doors to:

## Bedroom

11'5 x 12'5 approx (3.48m x 3.78m approx)  
Double glazed window to the front, radiator.

## Lounge

12'6 x 12'6 approx (3.81m x 3.81m approx)  
Double glazed window to the rear, radiator, door to kitchen and door to stairs leading to the attic.

## Kitchen

7'7 x 9'5 approx (2.31m x 2.87m approx)  
Double glazed window to the side, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring induction hob, door to:

## Bathroom

Double glazed window to the rear, pedestal wash hand basin, low flush w.c., panelled bath, wall mounted electric shower, radiator, extractor fan.

## Loft Room

12'5 x 12'1 max approx (3.78m x 3.68m max approx)  
Stairs in the centre of the room, radiator, Velux window to the rear, eaves storage.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.  
9042CO

## Agents Notes

The property is leasehold with a 99 years lease which commenced 5.9.91.

There are AI photos on this property.

The current owner owns the freehold to this property which will be transferred if someone

were to purchase both dwellings. For any further information, please contact our office.

## 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, Virgin

Broadband Speed - Standard 14mbps

Superfast 80mbps Ultrafast 1800mbps

Phone Signal – BT, Sky, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

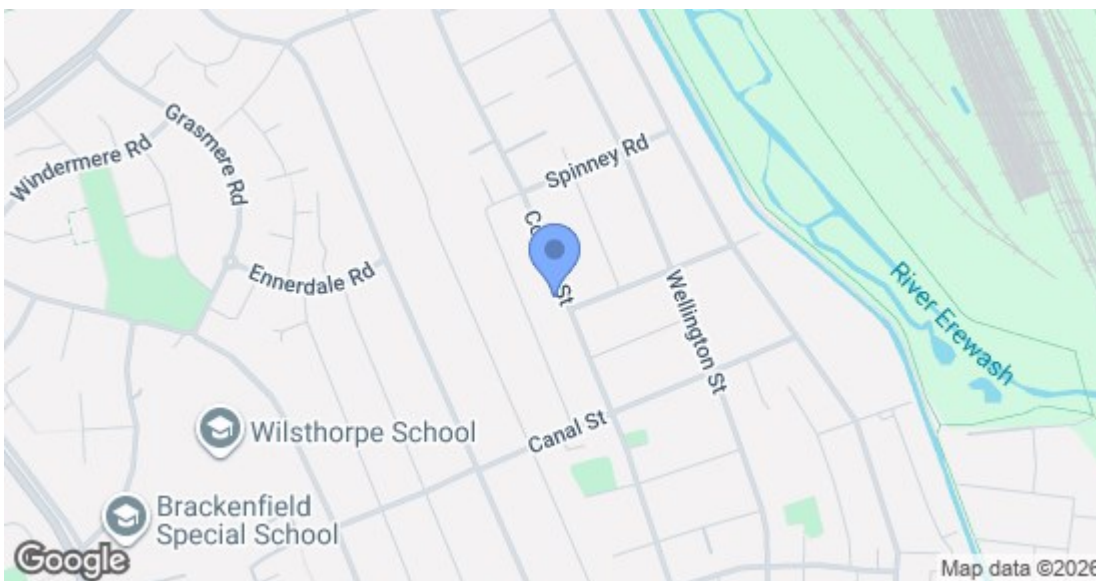
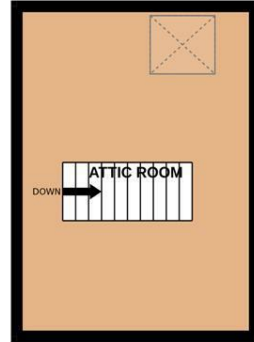
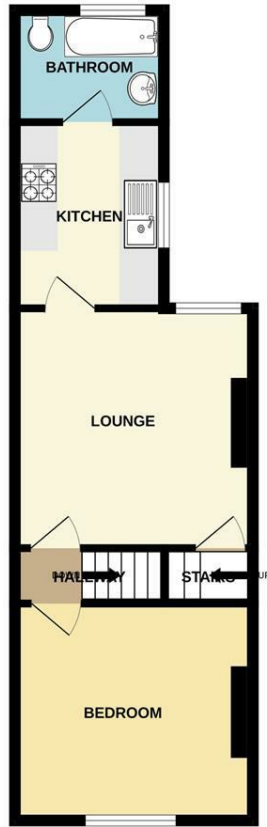
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Robert Ellis  
ESTATE AGENTS



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			
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.