



Hickling Close,  
Long Eaton, Nottingham  
NG10 3TH

**£139,995 Leasehold**



THIS IS A SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREAS.

Being located on Hickling Close within a purpose built development of similar apartments, this ground floor two double bedroom property provides light and airy accommodation which will suit a whole range of buyers, from people buying their first property through to people who might be downsizing and are looking for a property which is easy to maintain and for the size of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The apartment is well placed for easy access to Long Eaton station which is only a two minute walk away and to all the amenities and facilities provided by Long Eaton and the surrounding area which has helped to make this a very convenient and convenient place to live.

Being part of a purpose built block which is constructed of an attractive facia brick to the external elevations under a pitched tiled roof, the property is entered through a communal hallway with the front door leading into the reception hall of the apartment, which has a large walk-in storage cupboard off, the main lounge/sitting room is positioned at the front of the apartment and this has the open plan kitchen off which is fitted with wall and base units and has integrated appliances, the two double bedrooms are positioned at the rear and the shower room has recently been re-fitted and includes a large walk-in shower. Outside there is a designated parking space, visitor parking and communal gardens, all of which are maintained by the management company as are the communal hall and stair areas.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are further shopping facilities found in Sawley where there is a Morrison's and a well known local bakery, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donnington and the airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Communal Entrance Door

There is a front door leading into the communal hall which is operated via an intercom in the hall of the apartment and this leads into a communal hallway with the front door of the apartment being positioned on the left hand side.

### Reception Hall

You enter the apartment through the entrance door into a spacious reception hall that has a built-in storage cupboard which houses the gas boiler and has a light and also the electric consumer unit is positioned on the wall in this cupboard and there is a radiator in the hall.

### Lounge/Sitting Room

18'3 x 11'3 approx (5.56m x 3.43m approx)

The lounge is positioned at the front of the apartment and has two double glazed windows with fitted blinds to the front and two radiators with this large living area being open plan to the kitchen.

### Kitchen

8' x 7'8 approx (2.44m x 2.34m approx)

The open plan kitchen has quality cream finished units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has space for both an automatic washing machine and dishwasher, cupboards, a new oven and drawers below, matching eye level wall cupboards with a hood over the cooking area and space for an upright fridge/freezer.

### Bedroom 1

12' x 9;8 approx (3.66m x 2.74m;2.44m approx)

Double glazed window with fitted blind to the rear and a radiator.

### Bedroom 2

9'7 x 10'6 approx (2.92m x 3.20m approx)

Double glazed window with a fitted blind to the rear and a radiator.

### Shower Room

The shower room has been created over the past few years and has a large walk-in shower with a Triton electric shower, boarding to two walls and a protective glazed screen, pedestal wash hand basin with a tiled splashback and low flush w.c., radiator with a rail over, extractor fan, LVT style flooring and a cupboard unit with shelving to one wall.

### Outside

There is a designated parking space at the rear of the property and visitor parking is also provided with the communal gardens being maintained by the management company.

### Agents Notes

The property is leasehold with a 99 year lease which commenced in 2010 and there is a £99 pcm management charge and a ground rent of £87.50 paid every six months.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Hickling Close can be found as a turning on the left hand side and the property identified by our for sale board.

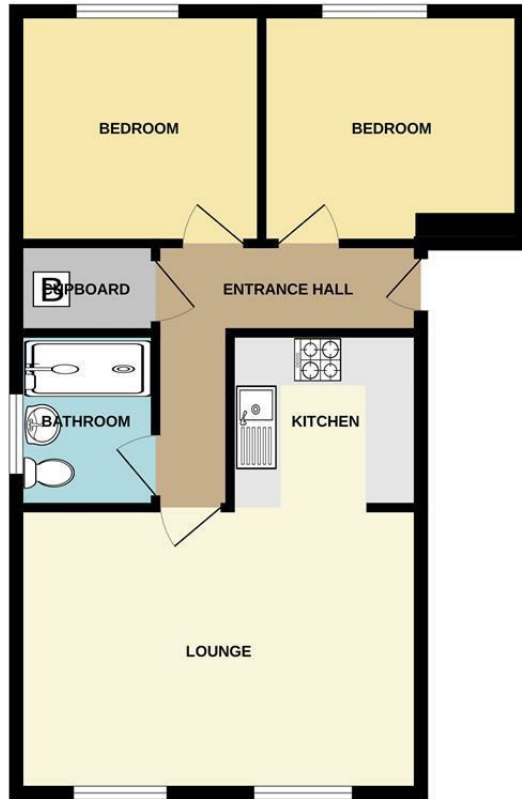
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### Council Tax

Erewash Borough Council Band A



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

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 - lowest running costs                    |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  | 79                      | 79        |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - highest 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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.