



Milton Street,
Long Eaton, Nottingham
NG10 1DS

Price Guide £84,950-90,000
Leasehold



A ONE BEDROOM FIRST FLOOR FLAT IN NEED OF SOME COSMETIC MODERNISATION AND BEING SOLD WITH THE BENEFIT OF NO CHAIN.

Robert Ellis are bringing to the market this one double bedroom, first floor flat in need of some cosmetic modernisation throughout and being sold with the benefit of no onward chain. This property would be perfect for first time buyers who are looking to put their stamp on something or investors looking for a buy to let opportunity. The property is constructed of brick and benefits double glazing throughout.

In brief, the property comprises an entrance hallway with built in storage cupboard, lounge, kitchen with built in storage cupboard, bedroom one and a shower room. The property is situated on the first floor which is upstairs from the communal hallway accessed from the front.

Located in the popular residential town of Long Eaton, close to a wide range of local amenities and within walking distance to Long Eaton town centre where shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Wooden front door, tiled flooring, electric storage heater, loft access, built in storage cupboard, ceiling light.

Lounge

10'7 x 16'3 approx (3.23m x 4.95m approx)
UPVC double glazed windows overlooking the front, carpeted flooring, electric storage heaters, feature fireplace, ceiling light.

Kitchen

6'8 x 10'7 approx (2.03m x 3.23m approx)
UPVC double glazed window overlooking the rear, tiled flooring, built in storage cupboard/pantry, wall and base units with work surfaces over, inset sink and drainer with swan neck mixer tap, space for cooker, space for washing machine, space for fridge, ceiling light.

Bedroom 1

9'3 x 13'0 approx (2.82m x 3.96m approx)
UPVC double glazed window overlooking the front, carpeted flooring, electric storage heater, ceiling light.

Shower Room

6'0 x 6'4 approx (1.83m x 1.93m approx)
UPVC double glazed patterned window overlooking the rear, tiled flooring, low flush w.c., double enclosed shower unit, top mounted sink, ceiling light.

Outside

To the front of the property there is access through the front door into the communal hallway and access to stairs for the top floor.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing the Library on the right hand side Milton Street can be found as a turning on the left hand side.

7902RS

Council Tax

Erewash Borough Council Band A

Agents Notes

The property is leasehold with a 125 year lease which commenced 2.9.02.

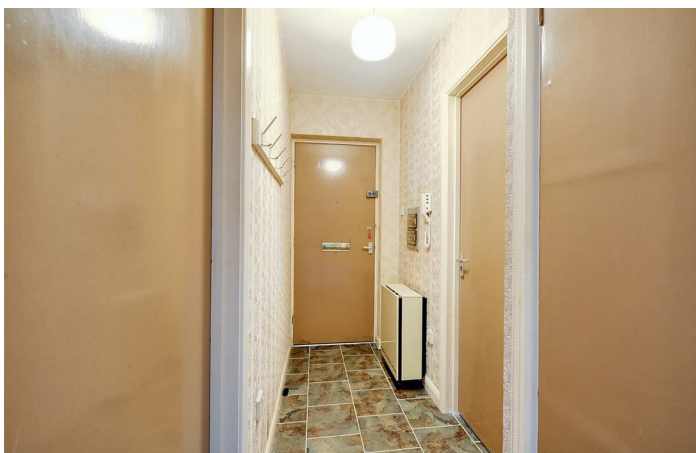
Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

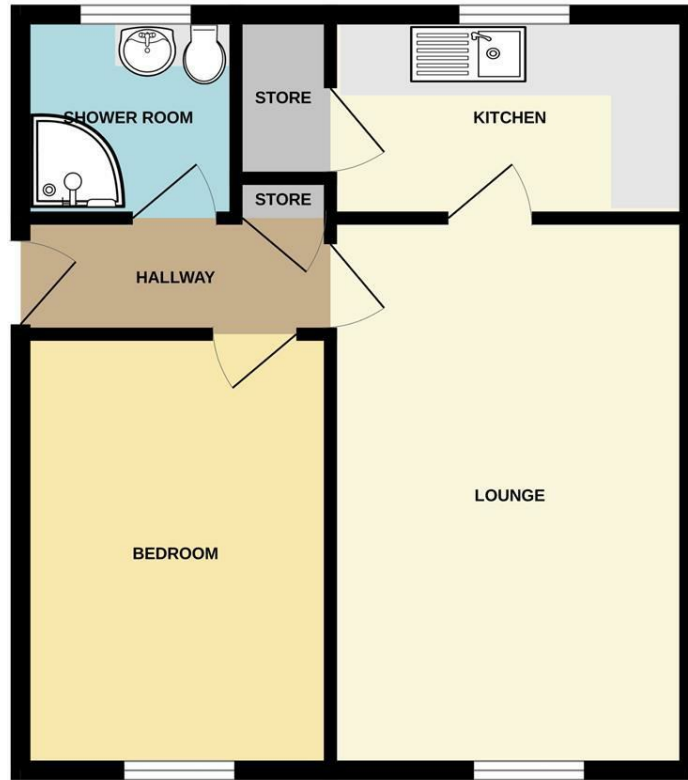
They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.



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 (CO₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.