



Eaton Court, High Street,  
Long Eaton, Nottingham  
NG10 1QZ

**Price Guide £110-115,000**  
**Leasehold**



A SPACIOUS ONE DOUBLE BEDROOM TOP FLOOR APARTMENT WITH SUPERB VIEWS OF THE LOCAL AREA AND THE BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this modern and spacious, one double bedroom, top floor apartment with superb views over the local area. The property is being sold with the benefit of no onward chain making it perfect for first time buyers and investors alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, large open plan kitchen/dining/living area with integrated cooking appliances, a large double bedroom and modern three piece family bathroom suite. To the front of the property there is intercom access into the communal entrance hall and stairs leading to all floors and apartments.

The property is located within the centre of Long Eaton town, close to a wide variety of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations nearby.



## Entrance Hall

Wooden front door, carpeted flooring, ceiling light.

## Kitchen/Dining/Living

17'2 x 20'5 approx (5.23m x 6.22m approx)  
UPVC double glazed windows overlooking local views, carpeted flooring, laminate flooring, electric heaters, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, electric hob and overhead extractor fan, space for washing machine, ceiling light.

## Bedroom

15'5 x 8'7 x 15'0 approx (4.70m x 2.62m x 4.57m approx)  
Carpeted flooring, electric heater, ceiling light.

## Bathroom

6'4 x 6'2 approx (1.93m x 1.88m approx)  
Vinyl flooring, low flush w.c., pedestal sink, bath with shower over the bath, built in storage cupboard, ceiling light.

## Outside

To the front of the property there is intercom access into the communal hallway with stairs leading to all apartments and floors. The property is location within the heart of Long Eaton town centre and is close to local amenities and transport links.

## Directions

Proceed out of Long Eaton along Waverley Street and the property can be found on the left prior to the traffic lights, above United Carpets.

## Agents Notes

The property is held leasehold with a 250 year lease which commenced 1st January 2021. The service charge is currently £817.36 p.a. and ground rent £150 p.a.

## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Electric heaters

Septic Tank – No

Broadband - BT, Sky, Virgin

Broadband Speed - Standard 17mbps

Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone

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

## Mortgage Advice

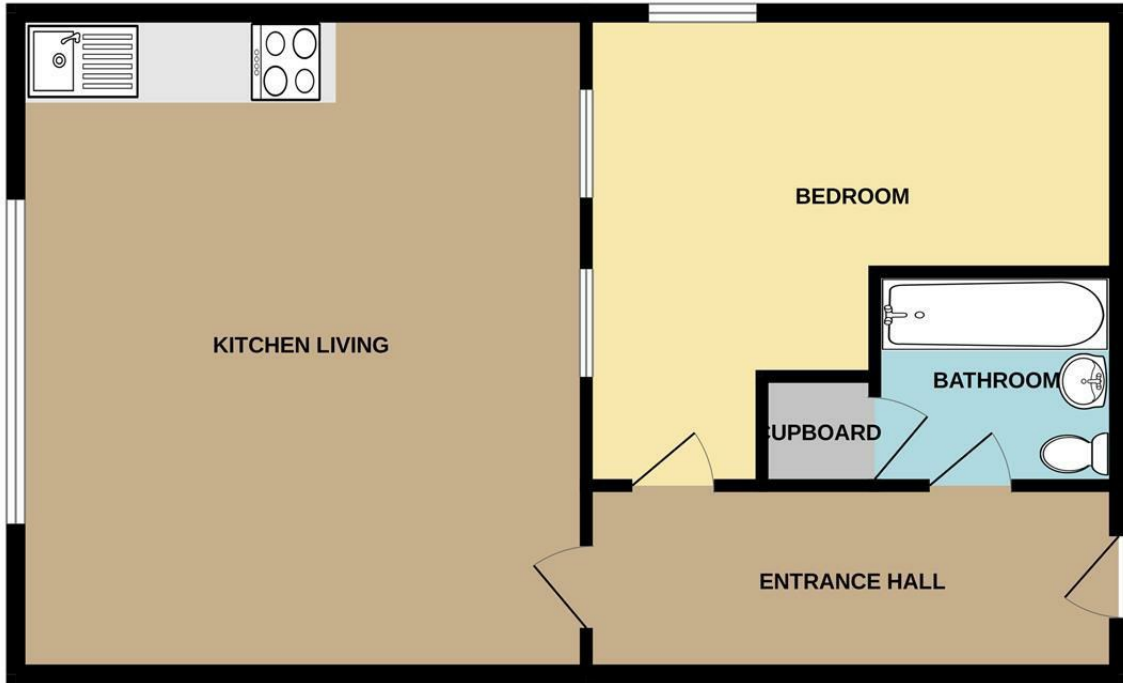
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The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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		
Very energy efficient - lowest running costs	Current	Potential
192 plus <b>A</b>		
181-191 <b>B</b>		
169-180 <b>C</b>		
155-168 <b>D</b>		
138-154 <b>E</b>		
121-137 <b>F</b>		
11-20 <b>G</b>		
Not energy efficient - highest running costs		
	<b>68</b>	<b>68</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
192 plus <b>A</b>		
181-191 <b>B</b>		
169-180 <b>C</b>		
155-168 <b>D</b>		
138-154 <b>E</b>		
121-137 <b>F</b>		
11-20 <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.