



Bramley Road,
Long Eaton, Nottingham
NG10 3SX

Price Guide £120-125,000
Leasehold



A WELL PRESENTED AND SPACIOUS, ONE BEDROOM TOP FLOOR APARTMENT CLOSE TO FANTASTIC TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this spacious and well presented one double bedroom, top floor apartment situated within this modern block of apartments and conveniently located. The property is leasehold, constructed of brick and benefits from double glazing with electric heating throughout and would be suitable for first time buyers, investors and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan kitchen/diner space, lounge, one double bedroom and the main shower room. Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks with excellent transport links including major road links to the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away. Long Eaton train station is a 3 minute walk from the property which is excellent for commuters.



Hallway

6'2 x 13'8 approx (1.88m x 4.17m approx)

Door to the front with new electric heater, new laminate flooring, two ceiling lights and a built-in cupboard, doors to:

Kitchen/Diner

15'2 x 8' approx (4.62m x 2.44m approx)

UPVC double glazed window to the side, new laminate flooring, LED ceiling spotlights, new electric radiator, white gloss wall and base units with a black roll edged work surface, stainless steel inset sink and drainer with white brick style splashbacks, electric four ring hob, built-in oven, space for a washing machine and free standing fridge freezer, extractor fan.

Lounge

12'1 x 13'4 approx (3.68m x 4.06m approx)

UPVC double glazed window to the side, newly carpeted flooring, two ceiling lights and new electric heater.

Bedroom

12'2 x 15'8 approx (3.71m x 4.78m approx)

UPVC double glazed window to the side, newly carpeted flooring, ceiling light, new electric heater and a large built-in wardrobe and storage space.

Shower Room

4'2 x 6'2 approx (1.27m x 1.88m approx)

Feature linoleum flooring, ceiling light, extractor fan, corner enclosed shower unit with mains fed shower and glass screens, free standing sink and low flush w.c., tiled walls.

Outside

To the front of the property there is a communal front door leading into the communal entrance hall with stairs leading to all floors. To the rear there is a car park with one allocated parking space for this property

Agents Notes

The property is held leasehold with a 125 year lease which commenced 1.1.2006. There is a ground rent of £250 p.a. from 1st January and there is an annual service charge of £1,430.18 which can be paid monthly (£122 pcm).

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road where Bramley Road can be found as a turning on the left.

7954AMRS

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.

Council Tax

Erewash Borough Council Band A





GROUND FLOOR



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 ₂) Rating		Current	Potential
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.