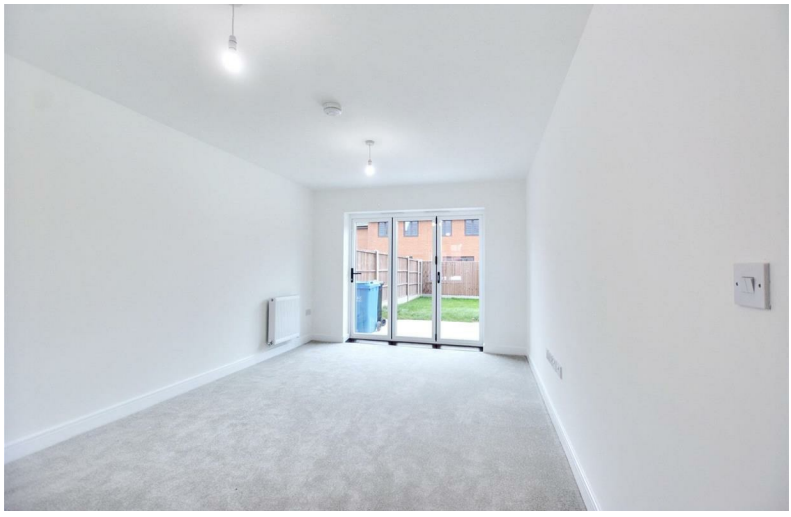
Robert Ellis

look no further...



Plot 33, Wade Close,
Long Eaton, Nottingham
NG10 4HQ

£157,500 Leasehold
50% Share

0115 946 1818

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO PRESENT 19 SHARED OWNERSHIP BRAND NEW PROPERTIES ON POPULAR BENNETT STREET, IDEAL FOR THOSE STRUGGLING TO GET ON THE PROPERTY LADDER! WITH 11 TWO BEDROOM PROPERTIES AND 8 THREE BEDROOM PROPERTIES, CLICK OR CALL TODAY!

On the instructions of Futures Housing Group, we are pleased to offer for sale a selection of brand new two and three bedroom homes on a Shared Ownership Scheme. This new housing development by Lovell Homes is still underway with the first phase nearing completion. In total, we will be offering 19 properties for sale ranging from detached to mid terrace; 11 x two-bedroom semi-detached houses, 4 x three-bedroom end terraced houses, 3 x three-bedroom detached houses and 1 x three-bedroom mid-terraced house. The 19 properties are being sold on a Shared Ownership basis, with the opportunity to purchase between 40%-75% with rent being paid on the proportion not owned. This scheme allows individuals and families to become home owners as long as certain criteria are met.*

The current property shown is an example of one of the THREE BEDROOM DETACHED HOUSE, TYPE "K". In brief this property consists of a large entrance hall, downstairs W.C, contemporary fully fitted open-plan kitchen diner with doors opening on to the garden. There is also a spacious triple aspect lounge with doors opening onto the rear garden. To the first floor, the landing leads to three bedrooms, the master benefitting from a shower ensuite. The property benefits from two allocated parking spaces and an rear enclosed garden. The properties are to be sold -off plan, so to view or get more information, please contact Robert Ellis.

This development of 109 homes is situated on popular Bennett Street, close to Derby Road. The properties are within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
The entrance hall has a composite front door, with doors off to the Open-plan kitchen diner, downstairs W.C and lounge and stairs to first floor.

Kitchen Diner
The dual-aspect kitchen will be fitted with high quality units having a stainless steel sink and four ring hob set in a laminate work surface which will extend to two walls and will have space for an automatic washing machine, oven, drawers and cupboards below. With UPVC double glazed doors onto the rear garden.

Living Room
The triple aspect lounge has double glazed window to the side and front, with doors opening onto the garden. With TV point and flooring.

Downstairs W.C
Having a low flush w.c. and hand basin, radiator and an opaque double glazed window and two radiators.

First Floor Landing
Hatch to the loft and doors to:

Bedroom One
The main bedroom is positioned at the front of the house with double glazed window to the front, carpeted flooring, radiator and door to the en-suite.

En-suite
The ensuite shower room has a window to the side elevation, w.c, pedestal sink and enclosed corner shower.

Bedroom Two
The second bedroom is at the front of the property and has a window to the front, carpeted flooring and radiator.

Bedroom Three
The third bedroom is positioned at the rear of the property with carpeted flooring, window to the rear and radiator.

Bathroom
The bathroom will have a white suite and include a panelled bath with a mains flow shower over, hand basin and low flush w.c., opaque double glazed window.

Outside
To the rear of the property is an enclosed garden.

Directions
Proceed out of Long Eaton on Derby Road and after the canal bridge, Bennett Street can be found as a turning on the right hand side. Continue for some distance and the development can be found on the right hand side.
8671JG

Agents Notes
The current photos are showing a similar plot

Service Charges
The property is subject to an annual service charge of £229.92 (£19.16 pcm), which covers grounds maintenance, buildings insurance and a management fee.

Shared Ownership*
The properties are being sold on a Shared Ownership basis, with the option to purchase between 40% and 75% of the market value. The rent is payable to Futures Housing Group for the retained element. The annual rent is calculated at 2.75% of the current property value owned by Futures Housing Group. The purchase of Shared Ownership properties are subject to eligibility criteria. For more information and to discuss this, please contact Robert Ellis Estate Agents.

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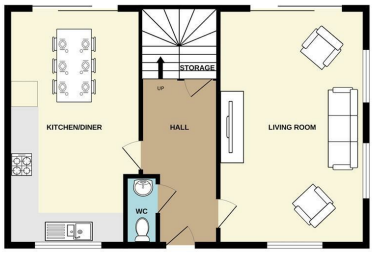
GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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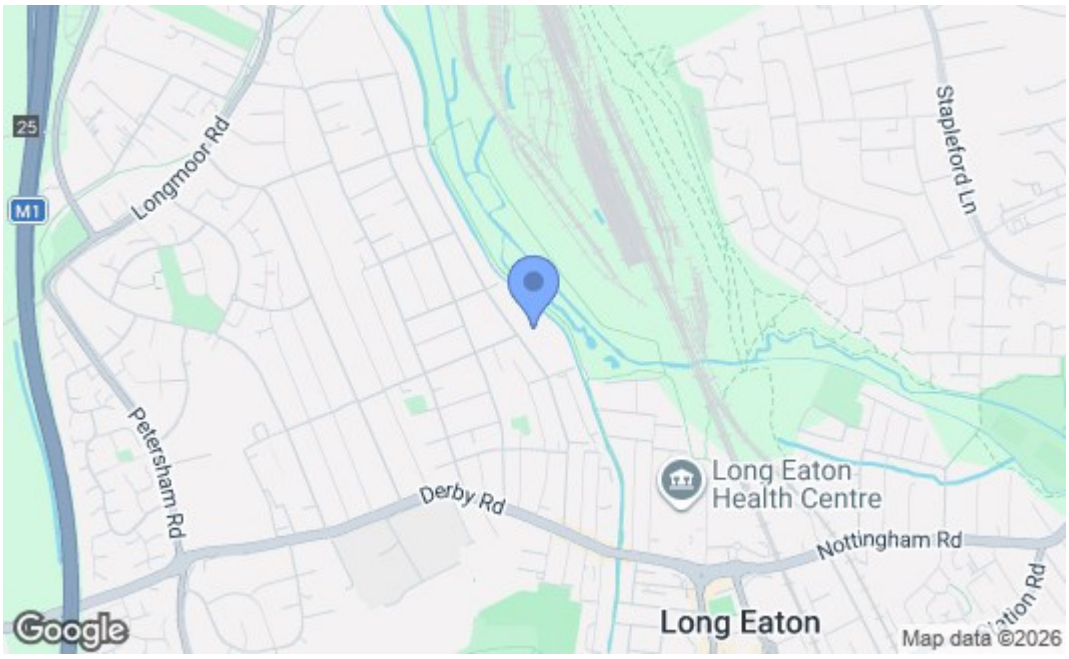

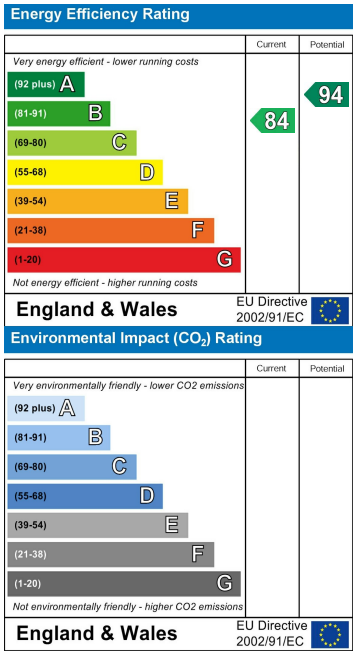

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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