Robert Ellis

look no further...

68 Turner Road,
Sawley, Nottingham
NG10 3GP

£129,995 Leasehold

0115 946 1818

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THIS IS A REFURBISHED AND UPGRADED TWO DOUBLE BEDROOM MAISONETTE APARTMENT SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC.

Robert Ellis are pleased to be instructed to market this first floor, two double bedroom apartment which is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation. We are sure the property will suit a whole range of buyers, from people buying their first home through to those who might e downsizing and looking for a property which is easily maintained and conveniently located for local amenities and facilities provided by the immediate area and Long Eaton which is only a few minutes drive away. For the layout of the accommodation to be appreciated, we recommend interested parties take a full inspection so they can see the whole of the property for themselves, which having recently been refurbished, should not require any work to be carried out in the near future.

The property is one of four apartments within the block situated at the head of Turner Road, with the building being constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives the benefits of having been re-wired and has a new central heating system installed and benefits from double glazing throughout. Being entered through the main entrance door at the side of the building, there is a hall with stairs taking you to the first floor landing which has doors leading into the open plan living/dining kitchen with a brand new light grey gloss finished units and integrated appliances in the kitchen area, the two double bedrooms are positioned at the rear of the apartment and the luxurious shower room has a large walk-in shower with a mains flow shower system. Outside there is a parking space provided in the area at the front of the apartment.

The property is within a few minutes walk away from the shops provided on Tamworth Road which includes a Morrison's convenience store, several fast food take-aways and a well regarded bakery, Long Eaton is only a few minutes drive away where thee is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are schools for all ages within walking distance of the apartment, Trent Lock Golf Club is close by, as are walks in the open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front door
The main entrance door is positioned at the side of the building and is a composite door with an arched inset double glazed panel leading to:

Entrance Hall
The entrance hall has carpeted flooring which leads onto the stairs which takes you to the first floor with there being a door at the top of the stairs taking you into the apartment and there is cloaks hanging provided at the bottom of the stairs.

Landing
The landing has doors leading to the living/dining kitchen, two double bedrooms and the shower room, there is a hatch to the loft, a radiator, cornice to the wall and ceiling and a built-in storage cupboard over the stairs.

Lounge/Dining Kitchen
17'9 x 11'6 approx (5.41m x 3.51m approx)
The kitchen area within this open plan living space has just been re-fitted with light grey gloss units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, a drawer, an oven, integrated dishwasher and space for an automatic washing machine below, two double matching eye level wall cupboards with lighting under, the work surfaces having a matching splashback to the walls, wall mounted Vaillant boiler, hood and back plate to the cooking area, radiator, double glazed window with a fitted vertical blind to the front and carpeted flooring in the lounge/sitting area and LVT style flooring in the kitchen.

Bedroom 1
9'3 x 9'2 approx (2.82m x 2.79m approx)
Double galazed window with fitted vertical blind to the rear, radiator, carpeted flooring, cornice to the wall and ceiling and a sliding space-saving door to the landing.

Bedroom 2
9'2 max x 8'7 approx (2.79m max x 2.62m approx)
Double glazed window with fitted vertical blind to the rear, radiator, cornice to the wall and ceiling, carpeted flooring, built-in storage cupboard with shelving and a cupboard above.

Shower Room
The newly fitted shower room has a large walk-in shower with a mains flow shower system, aqua boarding to three walls and a protective glazed screen, hand basin with a mixer tap set in a surface with a cupboard under, low flush w.c. with a concealed cistern, aqua boarding to the walls by the sink and w.c. areas and to a second wall, ladder towel radiator, double glazed window with fitted vertical blind and a built-in storage cupboard with shelving.

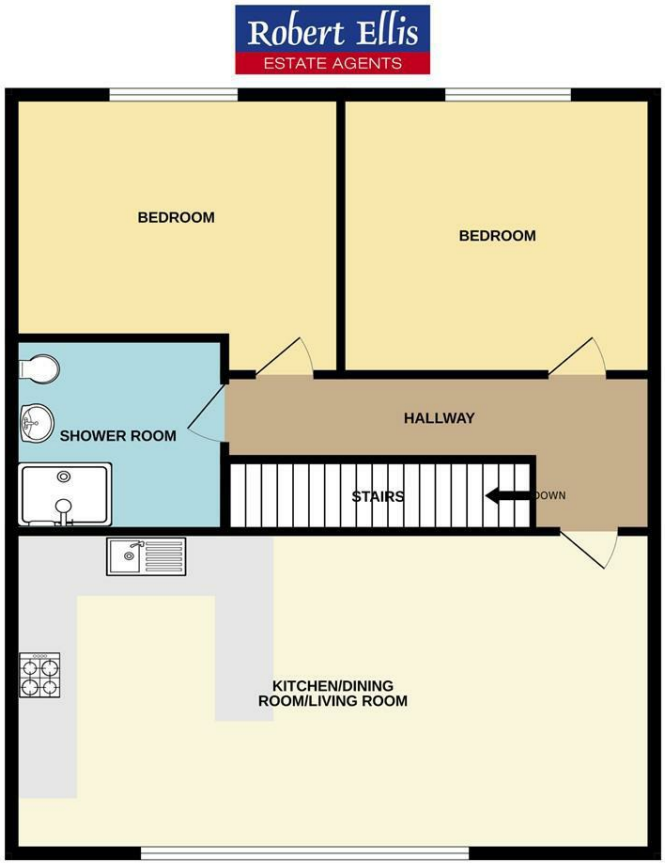
Outside
There will be a designated parking area situated in the open space at the front of the building.

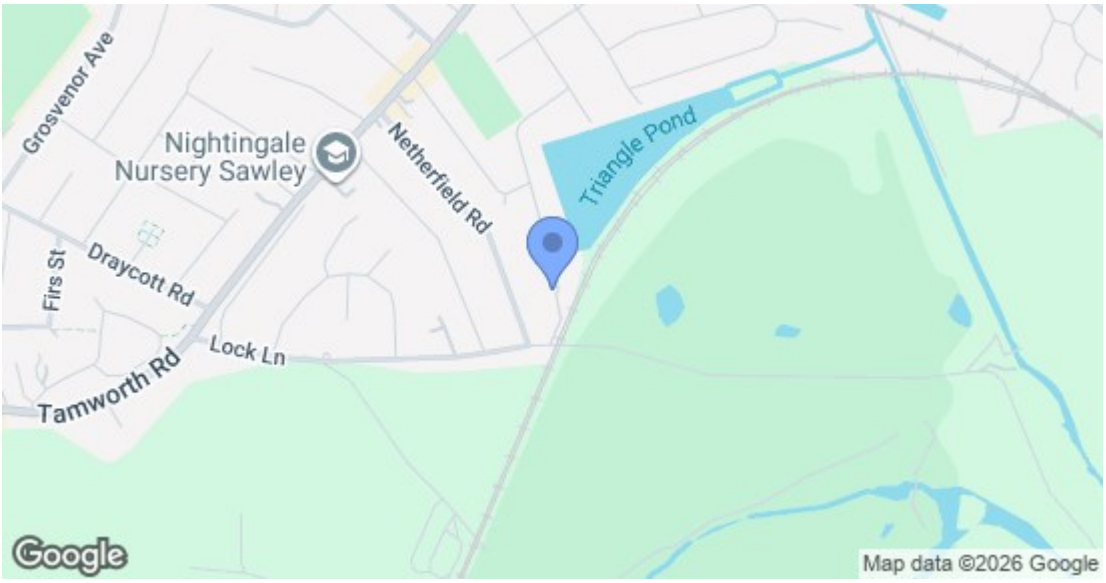
Directions
The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right hand side.
9020MP

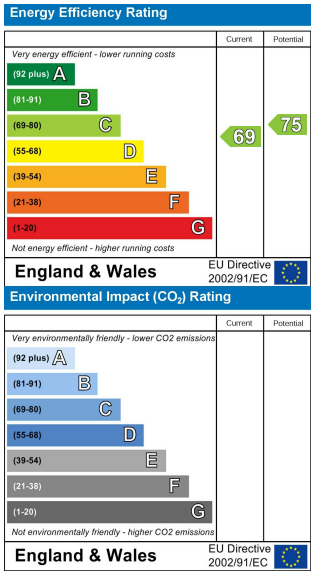
Agents Notes
This is a leasehold property with a lease of 189 years from 15.12.75.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 47mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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







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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