Robert Ellis

*look no further...*

Turner Road,
Sawley, Nottingham
NG10 3GP

**£129,995 Leasehold**

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THIS IS A RECENTLY UPGRADED AND REFURBISHED TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE/APARTMENT WHICH IS LOCATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Being situated at the head of Turner Road, which is a quiet location in this most sought after residential area, this two double bedroom property is ready for immediate occupation as it has just been refurbished and upgraded by the current owner. For the size and layout of the accommodation and for what is included in the apartment to be appreciated, we recommend interested parties do take a full inspection so they can see the whole property for themselves. We are sure the apartment will suit a whole range of buyers, from people buying their first home to those who might be downsizing and looking for a property which is easily maintained and managed and going forward will have little maintenance work to carry out. The property is well placed for easy access to amenities and facilities provided by Sawley which includes the Long Eaton station which is only a few minutes walk away, various shops on Tamworth Road whilst all those provided by Long Eaton area only a short drive away.

The property is positioned on the first floor in this block of four apartments and the tastefully finished accommodation included derives all the benefits from having a newly installed gas central heating system and double glazing. Being entered through an entrance door at the side of the building, stairs take you to the first floor landing area where doors lead to the open plan living/dining kitchen which is at the front of the apartment and this has brand new units and integrated appliances in the kitchen area, the two double bedrooms are at the rear with one of the bedrooms having a range of built-in wardrobes and the shower room has been updated with a corner shower which has a mains flow shower system and tiling to the walls. There is newly laid floor coverings and the apartment has been tastefully decorated throughout and outside there is a parking space provided at the front.

Sawley has a number of local shops, with a well regarded bakery, a Morrison's convenience store and several fast food outlets, Long Eaton is only a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well many other retail outlets, if required there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include the Trent Lock Golf course, walks in the nearby open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations 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 to the property is positioned on the right hand side of the building and this is a composite door with inset opaque double glazed panel and also having a cat flap which leads into:

## Entrance Hall
The entrance hall has carpeted stairs with a hand rail leading to the first floor where there is a door at the top of the stairs leading into the apartment and there is cloaks hanging on the ground floor.

## Landing
The landing has doors leading to the living/dining kitchen, bedrooms and shower room, a hatch to the loft, cornice to the wall and ceiling and a built-in cupboard over the bulkhead of the stairs.

## Living/Dining Kitchen
17'9 x 11'6 approx (5.41m x 3.51m approx)
This large open plan living area has a Georgian style double glazed window with vertical blinds to the front, the kitchen area of the room is brand new and has light grey finished units with brushed stainless steel fittings and there are matching panels to the walls by the work surface areas and includes a stainless steel with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, an integrated dishwasher, drawer, oven and space for an automatic washing machine below, matching eye level wall cupboards with lighting under, space for an upright fridge/freezer, hood and back plate to the cooking area, cornice to the wall and ceiling, radiator, carpeted flooring in the living/dining area and LVT style flooring in the kitchen.

## Bedroom 1
9'3 x 9'2 plus wardrobes approx (2.82m x 2.79m plus wardrobes approx)
Double glazed window with fitted blinds to the rear, range of built-in wardrobes with one of the doors having a mirrored panel and there is a low level surface with cupboards and shelves below, cornice to the wall and ceiling, carpeted flooring and a space saving sliding door to the landing.

## Bedroom 2
8'8 x 8'7 approx (2.64m x 2.62m approx)
Double glazed window with fitted vertical blind to the rear, recessed lighting to the ceiling, radiator, built-in cupboard with shelf and a cupboard above.

## Shower Room
The shower room is newly fitted and has a corner shower with a mains flow shower system, tiling to two walls and a curved glazed door and protective screens, pedestal wash hand basin with a tiled splashback, low flush w.c. with a concealed cistern and shelf above and cupboards to either side, radiator, opaque double glazed window with fitted vertical blinds, built-in airing/storage cupboard which houses a new Vaillant gas boiler.

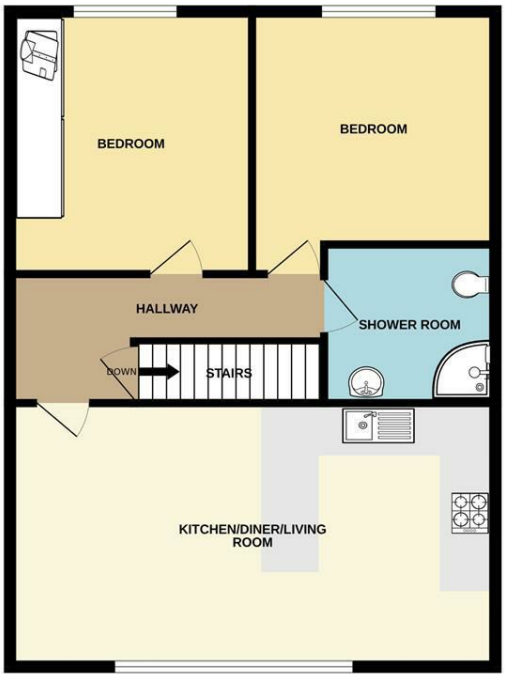
## Outside
To the front of the property there is a designated parking space which belongs to the property.

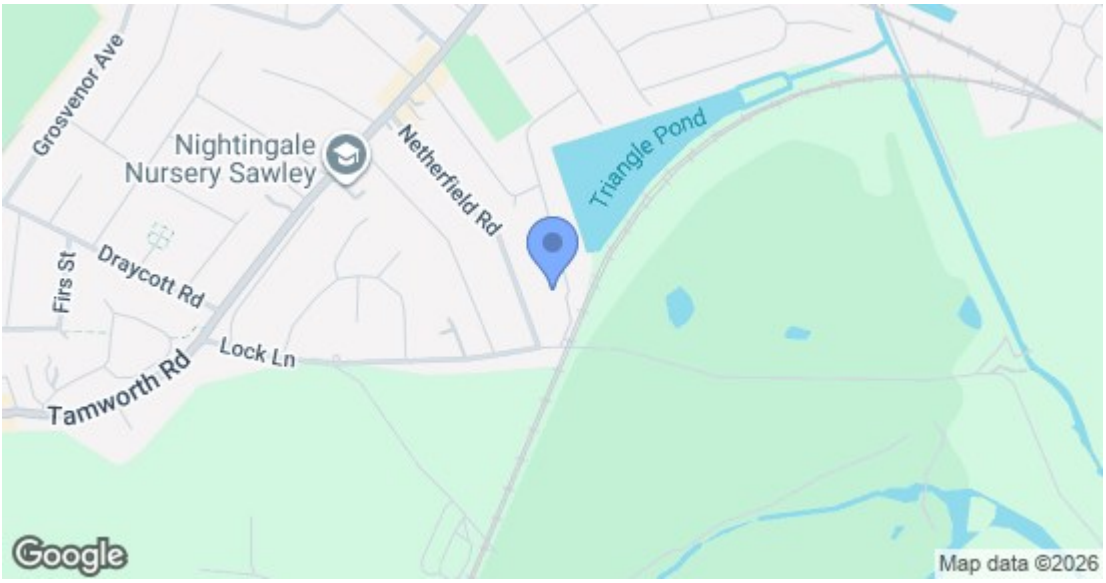
## Directions
The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right hand side.
9014MP

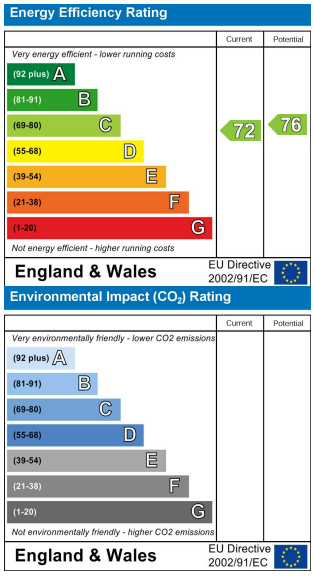
## Agents Notes
This is a leasehold property with the lease details to be confirmed.

## 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 – 02, Vodafone, EE, Three
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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