Robert Ellis

look no further...







Tamworth Road,
Long Eaton, Nottingham
NG10 1BD

£145,000 Leasehold

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A WELL PRESENTED FIRST FLOOR ONE BEDROOM APARTMENT WITH A JULIET BALCONY OVERLOOKING THE CANAL AT THE REAR AND COMMUNAL GARDENS.

The entrance into Brooklands Court is secure and has an intercom and fob system. The ground floor has the communal lounge and kitchen with access to the laundry room and guest suite. There is lift access to all floors and the apartment for sale is located on the first floor. The door to the apartment opens into the entrance hallway with doors to the lounge diner, bedroom, shower room and the storage cupboard which has shelves and the hot water cylinder. The lounge diner is a good size, has a feature electric fire with Adam style surround and there are patio doors that open onto the Juliet balcony with views over the canal at the rear. The kitchen is modern fitted with integral appliances and window overlooking the communal gardens. The bedroom is a good size and has fitted wardrobes. The modern fitted shower room has a double size shower enclosure. The communal gardens are well maintained with multiple seating areas. This would appeal to buyers looking to downsize and to looking for a sociable community living environment.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities with West Park Leisure Centre being only a stones throw away, with the park providing a lovely area to walk and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance
Buzzer system into the property and the apartment has lift access to the first floor.

Hallway
Front entrance door, storage cupboard with shelving, light, hot water cylinder and consumer unit.

Lounge/Diner
23'5" x 10'9" approx (7.14m x 3.28m approx)
UPVC double glazed French doors with a Juliette balcony, feature fireplace with composite surround and hearth, flame coal effect electric fire, wall mounted Dimplex electric heater and glazed door to:

Kitchen
7'5" x 8'1" approx (2.27m x 2.48m approx)
UPVC double glazed window to the rear, wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, electric hob with extractor over, integrated single electric oven, integrated under counter fridge, integrated under counter freezer.

Bedroom
13'6" x 9'2" max approx (4.14m x 2.8m max approx)
UPVC double glazed window to the rear, wall mounted Dimplex electric heater, fitted wardrobe with hanging and shelving and folding mirror doors.

Shower Room
6'10" x 5'6" approx (2.09m x 1.69m approx)
White suite comprising of a low flush w.c., vanity wash hand basin, shower cubicle with mains fed shower, fully tiled walls and sliding door, vinyl flooring, wall mounted Dimplex electric heater and electric heated towel rail.

Outside
There are communal landscaped garden areas around Brooklands Court which provide lovely areas to sit and enjoy outside living and there is parking provided for residents and visitors.

Communal Lounge/Laundry Room/Store
On the ground floor there is a communal lounge facility, a laundry room and a store, with there being a resident manager who has an office off the lounge.

Directions
Proceed out of Long Eaton along Tamworth Road and the development can be found on the right hand side after passing the library.
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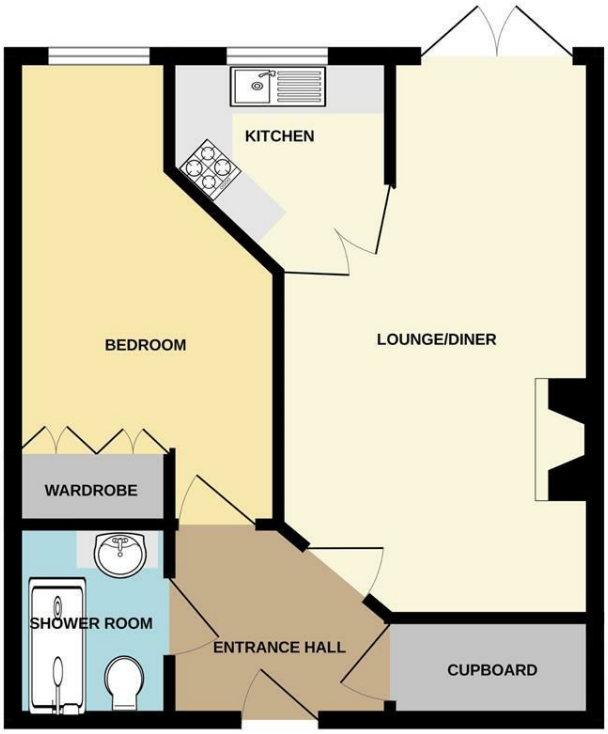
Agents Notes
The property is leasehold with a 125 year lease which commenced 1.1.09. There is a service charge of £2,766.63 p.a. and ground rent of £763 p.a.

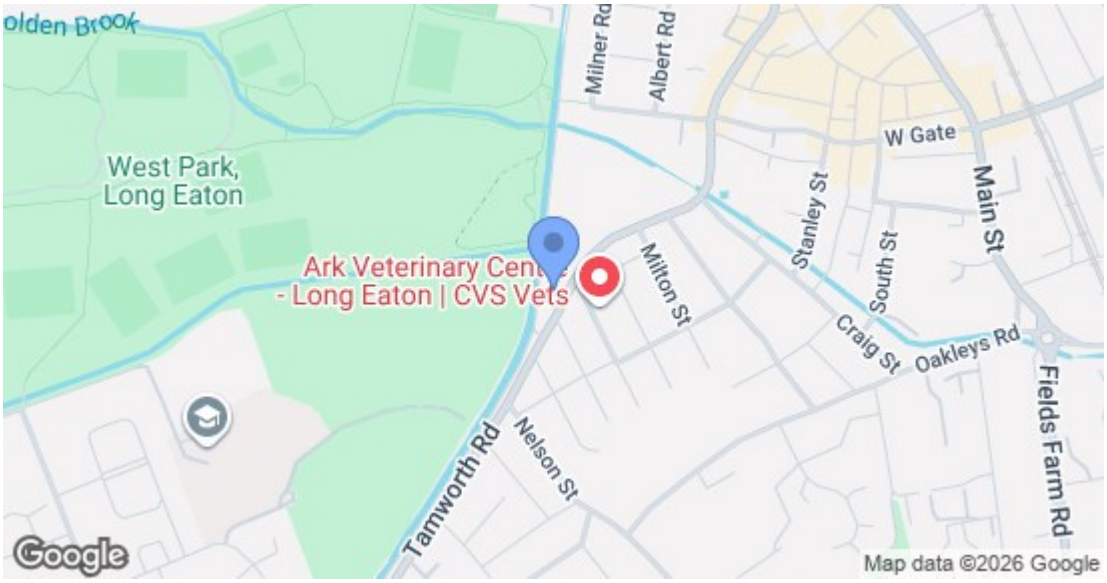
Council Tax
Erewash Borough Council Band A

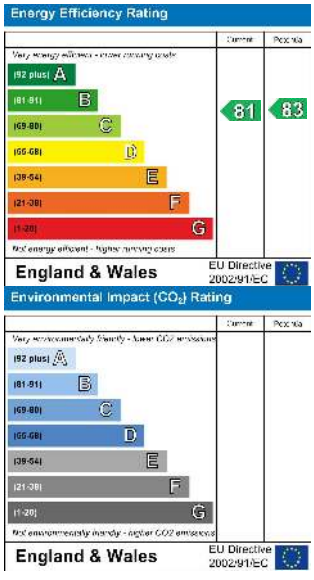
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 16mbps Superfast 79mbps Ultrafast 1000mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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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