



Overdale Close,
Long Eaton, Nottingham
NG10 3JJ

£85,000 Leasehold



A RENOVATED FIRST-FLOOR APARTMENT ON THE SOUGHT-AFTER DALES ESTATE, BENEFITING FROM PARKING AND COMMUNAL GARDENS. IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

Robert Ellis are pleased to bring to the market this renovated first-floor studio apartment, situated on the edge of the popular Dales Estate. Offering well-presented accommodation ready to move straight into, the property would make an excellent purchase for a first-time buyer, investor or anyone looking to downsize. Currently let, it also presents an opportunity for a buyer seeking an investment property.

The property forms part of a traditional block of eight apartments and is accessed via a communal entrance hallway with stairs leading to the first floor. Internally, the accommodation comprises a private entrance hall leading into an open-plan kitchen and living area, with a separate bedroom accessed from this space and its own bathroom. Having been renovated, the apartment offers a fresh and modern living environment in a convenient and popular location.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, East Midlands Airport, 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.



Kitchen Area

Tiled flooring, integrated oven, four ring electric hob with extractor over, tiled splashback, stainless steel sink, space for a washing machine, fridge and freezer, wall and base units with work surface over, two ceiling lights, storage heater.

Living Area

Carpeted flooring, ceiling light, TV points.

Bedroom

7'4 x 9'8 approx (2.24m x 2.95m approx)

Carpeted flooring, two windows, ceiling light, storage heater, space for a wardrobe and access to:

Bathroom

Tiled flooring, tiled splashbacks, obscure window, extractor fan, ceiling light, tiled bath, wash hand basin and low flush w.c.

Agents Notes

The property has a 999 year lease which commenced 1.1.80.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and third right into Overdale Close.

9577JM

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 2mbps

Superfast 41mbps Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

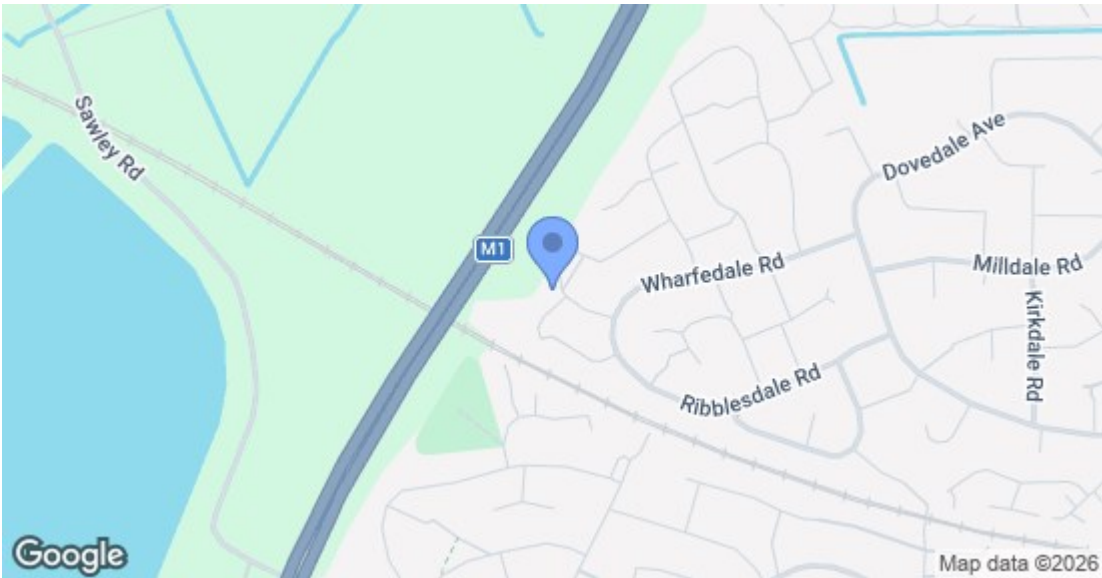
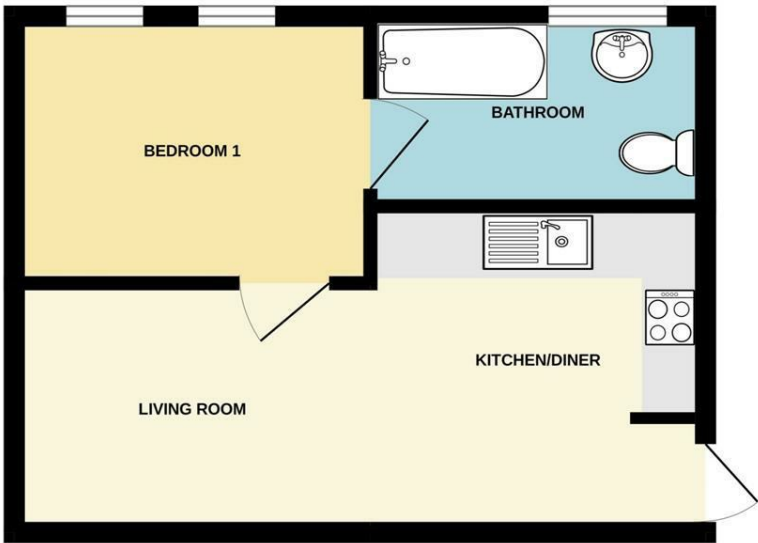
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



1ST 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		
	63	74
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.