Robert Ellis

look no further...







Grasmere Court,
Long Eaton, Nottingham
NG10 4EE

**£80,000 Leasehold**



A TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE, PARKING AND NO UPWARD CHAIN

Offered for sale with no upward chain, this two bedroom first floor apartment forms an excellent opportunity for a first time buyer, downsizer or investor. Situated within the popular Grasmere Court development in Long Eaton, the property provides a well-proportioned base that would benefit from some cosmetic redecoration, allowing the successful purchaser to make their own mark. The apartment is well laid out and complemented by the added benefits of a private garage and off-road parking.

Secure communal entrance with stairs rising to the first floor, leading to the apartment's front door. The hallway provides access to the spacious lounge, two bedrooms, a large useful storage cupboard, fitted kitchen and bathroom. Outside, the property benefits from a separate garage together with off-road parking to the front, providing useful additional storage and convenience.

Grasmere Court is conveniently positioned within Long Eaton, a well-established and popular Derbyshire town offering a wide range of everyday amenities including shops, supermarkets, schools, leisure facilities, cafés and restaurants. The town also provides excellent transport links, with easy access to Nottingham, Derby and the surrounding areas via the A52, while East Midlands Airport and the M1 motorway are also within convenient reach.

Please note all services/appliances have not and will not be tested. The property will remain on the market until exchange of contracts.





Communal Entrance Hall
With a secure door to the front, light and stairs to the apartment.

Entrance Hall
6'2 x 12'8 approx (1.88m x 3.86m approx)
The L shaped hallway has carpeted flooring, radiator, ceiling light, large storage cupboard and doors to:

Cloaks Cupboard
8'6 x 2'3 approx (2.59m x 0.69m approx)
Ceiling light and housing the meter.

Lounge/Diner
12'2 x 14'8 approx (3.71m x 4.47m approx)
UPVC double glazed window to the front, radiator, ceiling light and TV point.

Kitchen
5'5 x 12'6 approx (1.65m x 3.81m approx)
UPVC double glazed window to the side, vinyl flooring, ceiling light, radiator, boiler, fitted base and drawer units with work surfaces over, inset sink and drainer, washing machine and space for a cooker.

Bedroom 1
9'5 x 12'2 approx (2.87m x 3.71m approx)
UPVC double glazed window to the rear, TV point, carpeted flooring, radiator, ceiling light.

Bedroom 2
9'3 x 10'6 approx (2.82m x 3.20m approx)
UPVC double glazed window to the front, ceiling light, radiator.

Bathroom
5'9 x 6'6 approx (1.75m x 1.98m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, radiator, low flush w.c., pedestal wash hand basin and panelled bath, part tiled walls.

Outside
There is off road parking to the front.

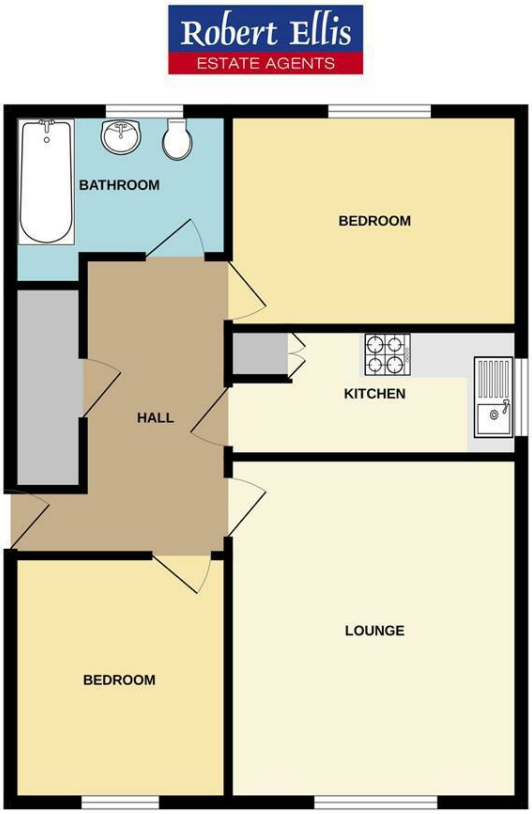
Garage
12'6 x 8'8 approx (3.81m x 2.64m approx)
Metal up and over door, ideal for storage.l

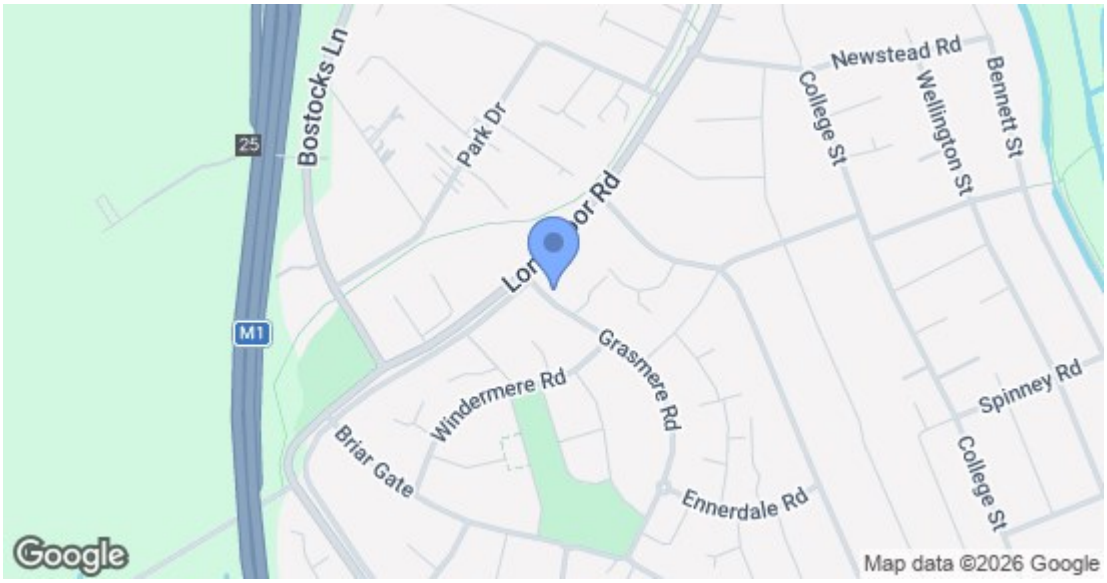
Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. Continue to the roundabout and turn left onto Longmoor Lane, left onto Grasmere Road and Grasmere Court can be found on the left.
9529JG

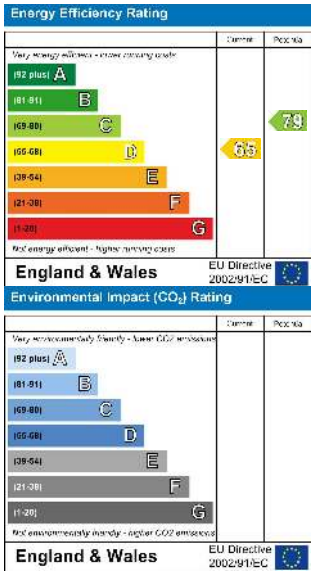
Agents Notes
The property has a 99 year lease which commenced 29.7.05.

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 5mbps
Superfast 30mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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




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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