

# HoldenCopley

PREPARE TO BE MOVED

Lacemaker Court, Tamworth Road, Long Eaton, Nottinghamshire

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£80,000 - £160,000

Lacemaker Court, Tamworth Road, Long Eaton, Nottinghamshire NG10 1BU



YOUR OPPORTUNITY TO OWN A 50% SHARE..

INDEPENDENT LIVING OVER 55'S ONLY COMPLEX...

This two-bedroom ground-floor flat offered to the market as 50% shared ownership offers a perfect blend of independence and community support, making it an ideal home for those seeking a balanced lifestyle. Residents can enjoy the privacy and freedom of their own space while benefiting from the assistance of an on-site warden and carers, as well as the companionship of friendly neighbours. Situated in a highly desirable area near Long Eaton High Street, the flat provides easy access to a variety of local amenities, including shops, dining options, and convenient bus routes to the City Centre. The flat itself features an entrance hall, a spacious living area, a fully-equipped kitchen, two bedrooms and a shower room. The communal amenities enhance the living experience with a shared lounge, a coffee bar, a hairdressing salon and a calendar of social events. Outside, residents can enjoy a designated parking space and beautifully maintained communal gardens, adding to the overall appeal.

MUST BE VIEWED





- Ground Floor Retirement Flat
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Wet Room
- Allocated Parking Space
- Communal Gardens
- No Upward Chain
- 50% Shared Ownership
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

10'1" x 9'0" (max) (3.08m x 2.75m (max))

The entrance hall has carpeted flooring, a wall-mounted phone intercom system and a single door providing access into the accommodation.

### Living Room

15'6" x 10'9" (4.74m x 3.28m )

The living room has a UPVC double-glazed window, carpeted flooring, coving, open access to the kitchen and double French doors providing access out to the garden.

### Kitchen

10'9" x 7'9" (3.28m x 2.38m )

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer and a mixer tap, space for a fridge-freezer, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed window.

### Master Bedroom

16'2" x 10'1" (max) (4.93m x 3.09m (max))

The main bedroom has a UPVC double-glazed window, carpeted flooring and direct access to the wet room.

### Bedroom Two

11'6" x 7'7" (3.53m x 2.32m)

The second bedroom has a UPVC double-glazed window and carpeted flooring.

### Wet Room

8'3" x 7'3" (max) (2.53m x 2.22m (max))

This space has a low level concealed flush W/C, a vanity style wash basin, a wall-mounted mains-fed shower, grab handles, a towel rail, an electric shaving point, vinyl flooring, partially tiled walls and an extractor fan.

### OUTSIDE

Outside of the property there is an allocated parking space and a communal garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Rivers and the sea - Low risk of flooding

Surface water - Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Service Charge in the year marketing commenced (EPA): £9,192 = £766pm

Rent in the year marketing commenced (EPA): £2,964 = £247pm

Property Tenure is Leasehold. Term: 125 years from 11 August 2015 - Term remaining 116 years.

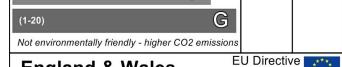
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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