

# HoldenCopley

PREPARE TO BE MOVED

Lacemaker Court, Tamworth Road, Long Eaton, Nottinghamshire

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£90,000

OPPORTUNITY TO OWN A 50% SHARE

INDEPENDENT LIVING OVER 55'S ONLY COMPLEX...

This two-bedroom ground-floor apartment 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, a beautifully maintained communal garden and benefits from views of the canal.

MUST BE VIEWED





- Ground Floor Retirement Flat
- Two Bedrooms
- Spacious Living Area
- Fitted Kitchen
- Wet Room
- Allocated Parking Space
- Underfloor Heating
- No Upward Chain
- 50% Shared Ownership
- Excellent Amenities On Site

ACCOMODATION

Entrance Hall

10'0" x 8'11" (max) (3.07m x 2.73m (max))  
The entrance hall has carpeted flooring, two in-built cupboard, a wall-mounted, a wall-mounted telecom entry system, and a single wooden door providing access into the accommodation.

Open Plan Living Area

24'9" x 10'10" (7.56m x 3.32m )  
The living area has carpeted flooring, coving to the ceiling, UPVC double-glazed windows to the side and rear elevation, open access to the kitchen and double French doors providing access out to the garden.

Kitchen

The kitchen has a range of fitted wall and base units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, a ceramic hob with an extractor fan and splashback, space for a fridge freezer, vinyl flooring, and a UPVC double-glazed window to the side elevation.

Master Bedroom

15'8" x 10'2" (max) (4.79m x 3.10m (max))  
The main bedroom has carpeted flooring, direct access to the bathroom, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'1" x 7'7" (3.39m x 2.32m )  
The second bedroom has carpeted flooring, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'3" x 7'3" (max) (2.52m x 2.22m (max))  
The bathroom has a low level flush concealed W/C, a wall-mounted wash basin, a wet room shower with a mains fed shower and handheld shower head, an extractor fan, a wall-mounted thermostat.

OUTSIDE

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

ADDITIONAL INFORMATION

Broadband Networks - Openreach  
Broadband Speed - Superfast available - 77 Mbps (download) 20 Mbps (upload)  
Phone Signal – Good 4G/5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – TBC - Electric or Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
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:  
Property Tenure is Leasehold  
Service Charge in the year marketing commenced (£PA): £5,585.28  
Ground Rent in the year marketing commenced (£PA): £150.00  
Rent Charge in the year marketing commenced (£PA): £3,435.48  
Property Tenure is Leasehold. Term: 125 years from 11 August 2015 Term remaining 115 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 I: 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 licence 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.



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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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