

HoldenCopley

PREPARE TO BE MOVED

Station Street, Long Eaton, Nottinghamshire NG10 1GL

Guide Price £80,000

GUIDE PRICE £80,000 - £90,000

CALLING ALL INVESTORS...

This upgraded period style property would be a great purchase for an investor as it is currently being sold with a tenant in situ and no upward chain. Situated in a prime location, this development has an abundance of amenities on its doorstep including various supermarkets and benefits from being within close proximity to numerous bars, restaurants and retailers as well as the well-known Chilwell Retail Park and Attenborough Nature Reserve. Internally, the accommodation comprises of an entrance hall, an open plan lounge and kitchen diner, a large double bedroom with in-built storage and a further double bedroom serviced by a three-piece bathroom suite.

MUST BE VIEWED



- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Modern Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Leasehold - 120+ Years Left On Lease
- Sold With Tenant In Situ
- Prime Location
- Must Be Viewed

ACCOMMODATION

Entrance Hall

3'11" x 14'9" (1.2 x 4.5)

The entrance hall has wood effect flooring, a wall mounted heater, a wall mounted security intercom system and a soft-close door providing access into the accommodation

Lounge / Kitchen / Diner

12'1" x 21'7" (3.7 x 6.6)

The kitchen & living area has a range of fitted base and wall units with wooden worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, wood effect flooring, a wall mounted heater, a TV point and feature windows

Bedroom One

11'9" x 15'5" (3.6 x 4.7)

The main bedroom has a window, carpeted flooring, a wall mounted heater, an in-built wardrobe and an in-built walk in cupboard

Bedroom Two

8'6" x 12'1" (2.6 x 3.7)

The second bedroom has windows to the kitchen, a wall mounted heater and carpeted flooring

Bathroom

9'10" x 7'2" (3.0 x 2.2)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture and a glass shower screen, a chrome heated towel rail, wood effect flooring and partially tiled walls

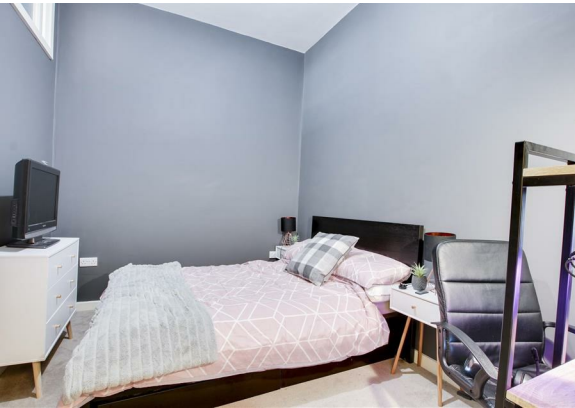
DISCLAIMER

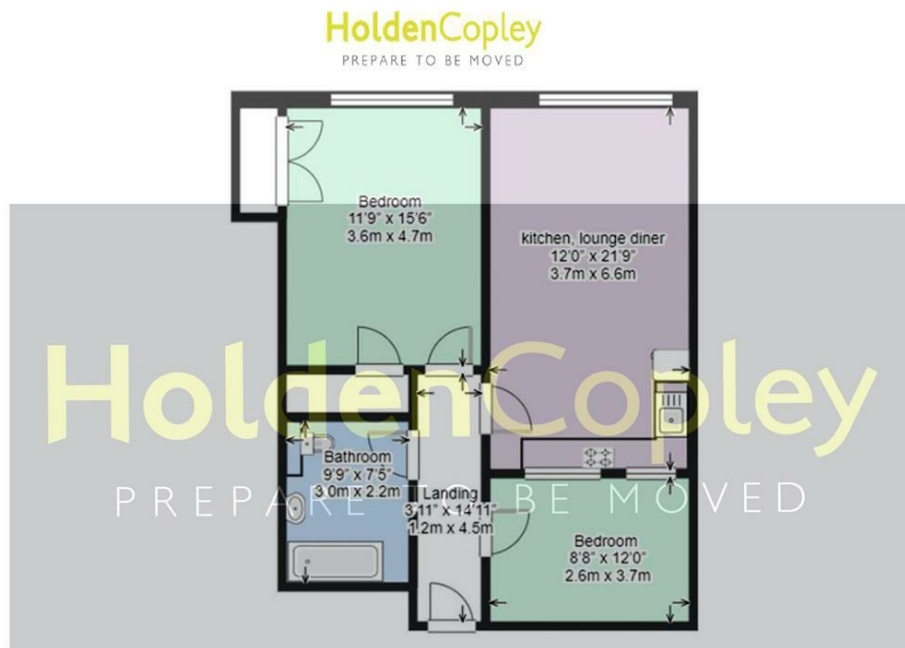
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	





Approx. Gross Internal Area of the 1st floor:
707.62 Sq Ft - 65.74 Sq M
Approx. Gross Internal Area of the Entire Property:
707.62 Sq Ft - 65.74 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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