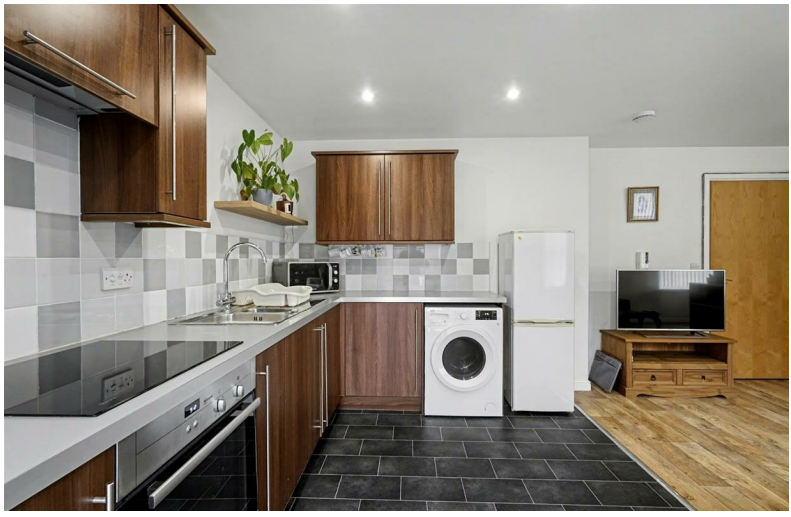
Robert Ellis

look no further...







Oxford Street,
Long Eaton, Nottingham
NG10 1JW

Price Guide £110-120,000

Leasehold

0115 946 1818

/robertellisestateagent @robertellisea



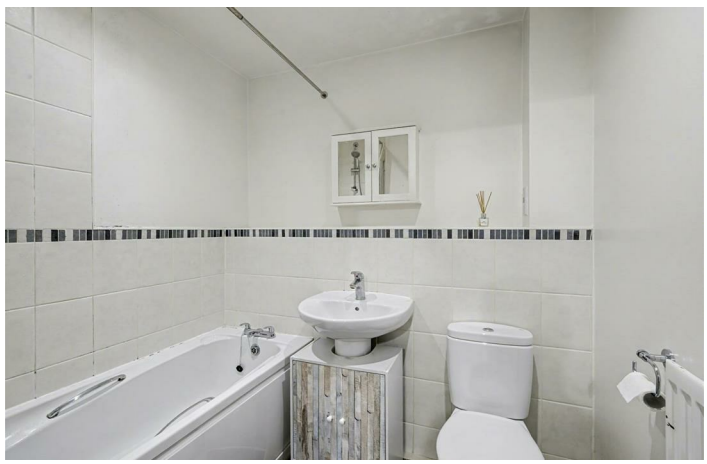
A LIGHT AND AIRY TWO BEDROOM FIRST FLOOR APARTMENT FOUND CLOSE TO LOCAL AMENITIES, IDEAL FOR A FIRST TIME BUYER OR INVESTMENT.

Robert Ellis are proud to bring to market this deceptively spacious two bedroom apartment situated in a popular residential location of Long Eaton fantastic access to the town centre and all that Long Eaton has to offer as well as great commute links by the M1 and a 52 road network. We believe this property will appeal to first time buyers and investors as the property is in a turn key condition being ready to move in to and we encourage an early bird viewing to avoid disappointment.

Entry to the complex is through a secure gate and the apartment is found on the first floor. Once at the apartment, the front door opens onto a spacious hallway where there is two large torage cupboards, one being a cloaks cupboard. The hallway leads to the open plan living kitchen with wall and base units and integrated appliances along with ample space for a sofa and dining table, there are two double bedrooms and the bathroom.

This particular apartment block is located within easy walking distance of both ASDA and Tesco super stores and numerous other retail outlets found in Long Eaton town centre. If required, there are schools for all ages with health care and sports facilities nearby, which include the popular Cliffod Gym. From the centre of Long Eaton there is an excellent bus service to Nottingham, Derby and East Midlands Airport. Other transport links include Junction 25 of the M1, East Midlands Airport, Long Eaton train station and the A52 providing good access to both Nottingham and Derby.





Entrance Hall
14'1" x 8'5" approx (4.29m x 2.57m approx)
The entrance hall has a fire-door opening into the apartment, with laminate flooring, two ceiling lights, there are two cupboards off this, a large storage space and a cloaks cupboard. There are doors off for the two bedrooms, bathroom and open plan lounge kitchen dining room.

Open Plan Lounge Kitchen Diner
23'7" x 13'5" approx (7.21m x 4.11m approx)
The open plan room has three UPVC double glazed windows, laminate flooring in the lounge dining area, two ceiling lights, TV point and radiator. The kitchen has wood effect wall, drawer and base units to two walls with white laminate rolled edge worktops, inset oven, four ring hob and extractor, cupboard housing the boiler, vinyl flooring, splash-back tiling, inset stainless steel sink and drainer with a swan neck mixer tap.

Cloaks Cupboard
The cupboard has a hanging rail and is ideal for a cloaks space.

Bedroom One
14'0" x 9'6" approx (4.27m x 2.92m approx)
The main bedroom has a UPVC double glazed window, carpeted flooring, ceiling light, radiator and TV point

Bedroom Two
14'0" x 8'9" approx (4.27m x 2.67m approx)
The second bedroom has a UPVC double glazed window, carpeted flooring, ceiling light, and radiator.

Bathroom
6'10" x 6'2" approx (2.1m x 1.88m approx)
The bathroom has vinyl flooring a pannelled bath, with a mains fed shower above, ceiling lights, low flush wc and pedestal sink with storage cupboard below

Outside
There is an allocated parking space

Directions
On leaving our Long Eaton office turn right onto Oxford Street and Burton Court can be found further down on the left hand side.
8918JG

Agents Notes
The property is held leasehold on a 125 years lease which commenced 1.1.2007. There is a service charge of £133.90 pcm and ground rent of £377 pa, details to be verified by a purchasers solicitor.

Council Tax
Erewash Borough Council Band B

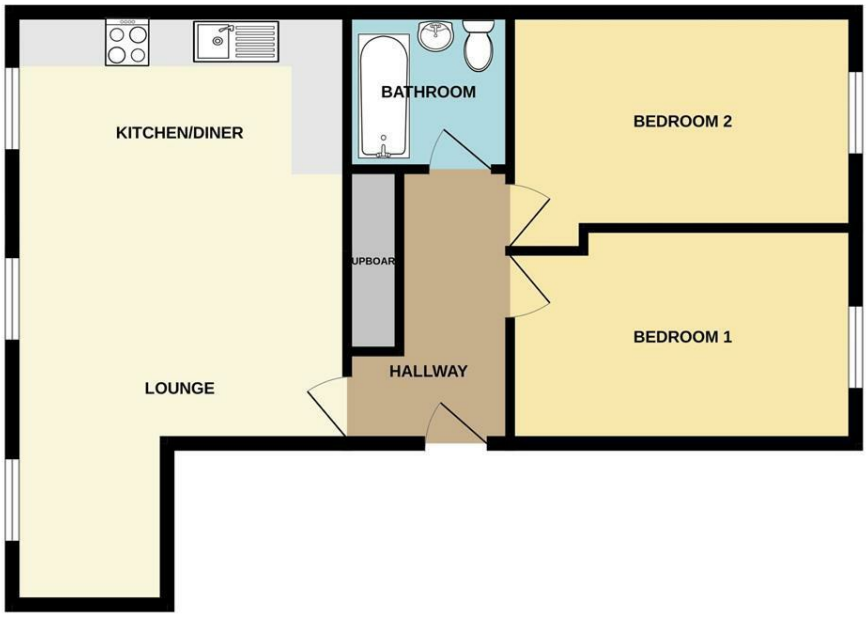
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 73mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

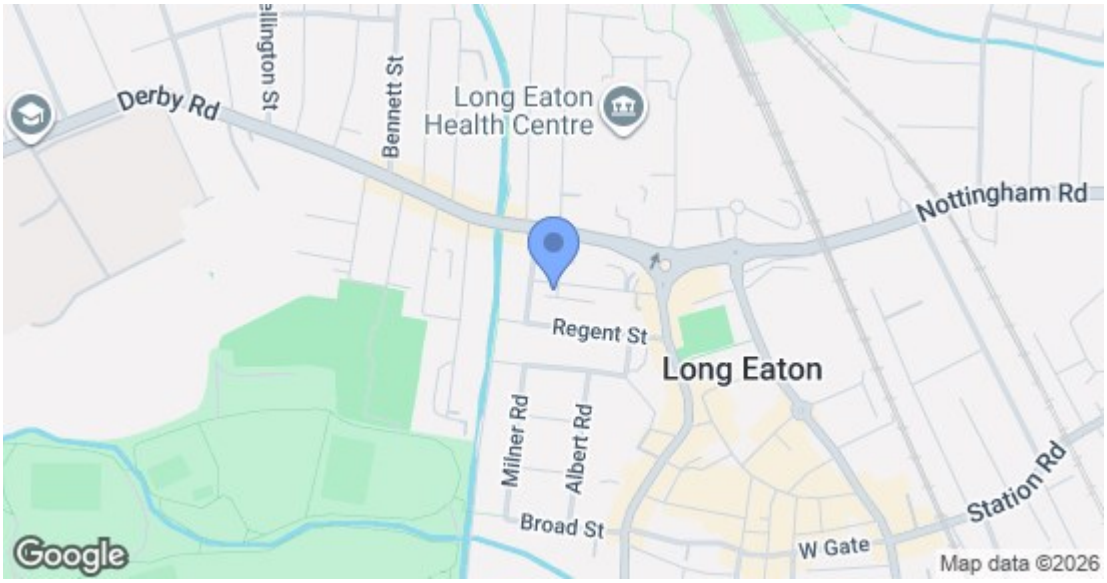


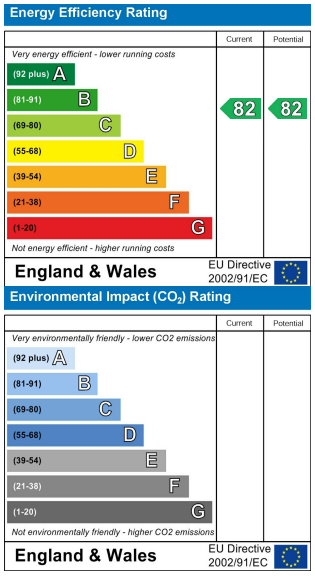


Robert Ellis ESTATE AGENTS

GROUND FLOOR







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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