



43 Burton Court Oxford Street,
Long Eaton, Nottingham
NG10 1JW

£105,000 Leasehold



A LUXURIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT.

Robert Ellis are extremely pleased to bring to the market a beautifully presented and well maintained apartment where the kitchen and bathroom have been re-fitted in the last two years. The property has also been re-decorated and has had new flooring throughout. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property derives the benefits of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING and in brief the accommodation comprises a spacious entrance hall with two large storage cupboards, living area which is open plan with a dedicated area to the lounge and kitchen, which has two windows making this room light and airy, two double bedrooms and re-fitted 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 Hallway

Double glazed window to the side overlooking the communal parking area, wall mounted double radiator, two large storage cupboards, one housing the gas central heating boiler, and doors to:

Open Plan Living/Kitchen Area

With a range of wall, base and drawer units with grey roll edged work surfaces, 1½ bowl sink and drainer unit with mixer tap, grey tiled walls and splashbacks, integrated gas hob, electric oven and extractor hood over, integrated fridge freezer, plumbing for automatic washing machine, laminate flooring, recessed lighting, two radiators, two UPVC double glazed windows to the front, telephone intercom.

Bedroom 1

14'10 x 8'10 approx (4.52m x 2.69m approx)

UPVC double glazed window to the side overlooking the communal area and radiator.

Bedroom 2

9'7 x 9'7 approx (2.92m x 2.92m approx)

UPVC double glazed window to the front and radiator.

Bathroom

A white three piece suite comprising bath with waterfall taps and electric thermostatic shower with rainwater shower head hand held shower, glass panelled screen, low flush w.c., wash hand basin with vanity cupboard under, grey tiled walls and splashbacks, extractor fan, laminate flooring and grey heated towel rail.

Outside

There is a secure gated courtyard with electric gates operated by a pin code and telephone entry system. The property also benefits from an allocated parking space.

Agents Notes

The property has a 125 year lease which we believe started in 2009. There is a management fee of £85 p.c.m. and ground rent of £220 p.a. (amounts to be verified by purchasers solicitors).

Directions

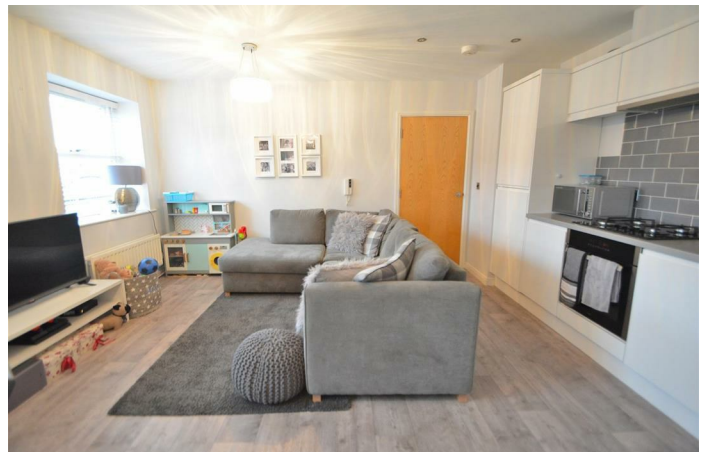
On leaving our office turn right onto Oxford Street and Burton Court can be found further down on the left hand side.

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Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 80 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.





43 Burton Court, Long Eaton

TOTAL FLOOR AREA: 581 sq. ft. (54.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(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	81	81
(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		

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