



Flat 3, 40 Orchard Street,
Long Eaton, Nottingham
NG10 1EW

£79,950 Leasehold



A ONE DOUBLE BEDROOM GROUND FLOOR FLAT LOCATED IN THE HEART OF LONG EATON CLOSE TO ALL THE AMENITIES AND FACILITIES THE AREA HAS TO OFFER. AN IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY.

Robert Ellis are extremely pleased to bring to the market a one bedroom flat situated within a purpose built block set within walking distance of Long Eaton town centre. The property would make an ideal purchase for a first buyer or buy to let investor and an early viewing comes highly recommended.

The property is constructed of brick to the external elevation and in brief the accommodation comprises of a living room/kitchen area, inner lobby to the bedroom and bathroom. There is allocated and visitor parking provided.

The property is found within easy reach of all the amenities and facilities offered by Long Eaton which include the Asda and Tesco superstores along with numerous other retail outlets found on the high street, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



Lounge/Kitchen
17'6 x 11'8 approx (5.33m x 3.56m approx)

Lounge Area
Double glazed window to the front, front entrance door, storage heater, TV and telephone points and open to:

Kitchen Area
Wall, base and drawer units with roll edged work surface over, integrated oven and hob, 1 ½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, double glazed window to the side, plumbing for automatic washing machine.

Inner Lobby
Airing/storage cupboard housing the water tank and doors to:

Bedroom 1
13'6 x 9'2 approx (4.11m x 2.79m approx)
Built-in wardrobes, double glazed window to the front, storage heater.

Bathroom
Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., wall heater, extractor fan, tiled walls and splashbacks.

Outside
The property benefits from allocated and visitor parking along with a communal drying area.

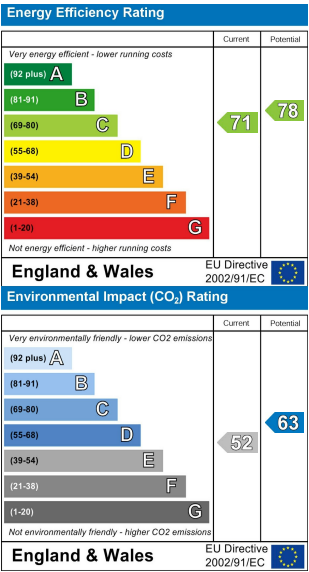
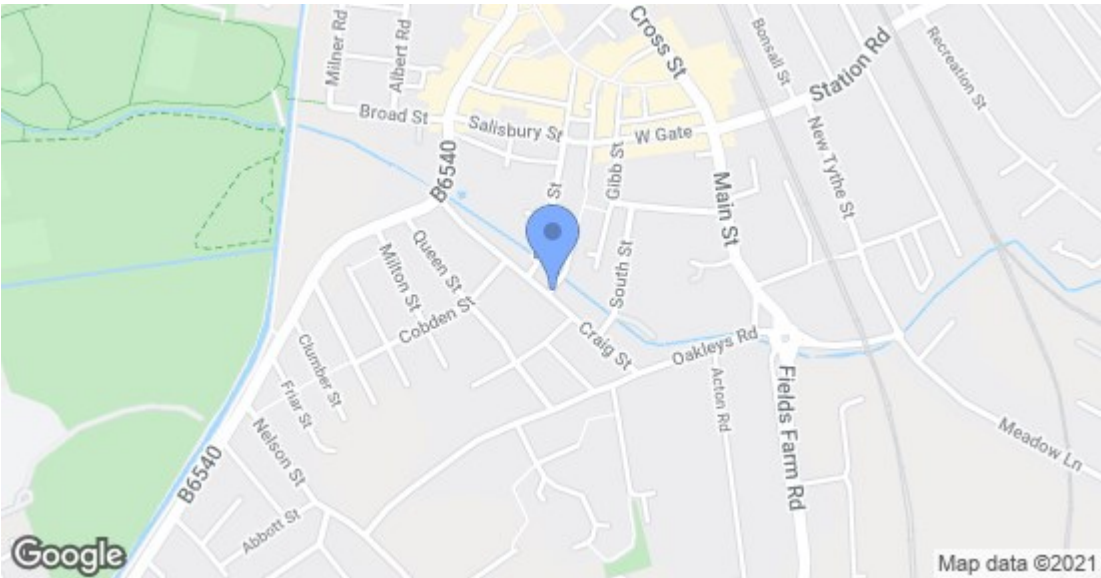
Agents Notes
The property is held leasehold on a 125 year lease which commenced in July 1996, although this needs to be verified by a purchasers solicitor. There is a ground rent of £25 p.a. for the first 50 years and £50 p.a. for the next 50 years. There is a service charge of £20 p.a. and buildings insurance of £71 p.a.

Directions
Proceed out of Long Eaton along Tamworth Road and turn left into Lower Brook Street, Orchard Street can be found as a turning on the left with the property identified by our 'for sale' board.
5888AMEC

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 60 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.



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.