Robert Ellis

look no further. . .

Thornfield Square,
Long Eaton, Nottingham
NG10 2AR

£118,000 Leasehold

0115 946 1818

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THIS IS A GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located within this private development of similar properties, this spacious ground floor apartment has the advantage of being positioned off a communal hallway which only serves three similar properties within this exclusive development and provides ideal accommodation for first time buyers or couples, people looking for a property that is easy to maintain or an investor looking for somewhere that would be easy to rent. The property is tastefully finished throughout and includes spacious accommodation which is recommended to be viewed internally by all interested parties so they can see the size of the accommodation that is included for themselves.

The property is part of a development which was built approximately 20 years ago that is situated on the edge of Long Eaton town centre and provides well proportioned accommodation which benefits from being double glazed and having a central heating system. In brief the apartment which is accessed via a communal front door and reception hall is entered through the front door into a spacious reception hallway off which there is a built-in storage cupboard which houses the heating unit for the hot water system and doors lead to the lounge/dining kitchen which is well fitted with wall and base units and has a work surface extending to three sides which include a breakfast bar, there are two double bedrooms and the bathroom has a white suite complete with a mains flow shower system over the bath. Outside there is a communal garden area, which as with the communal hallway and other external areas, is looked after by the management company into which the flat owners pay a monthly management fee to cover the costs of these works. There is also parking provided within the courtyard which is accessed off Conway Street via electrically operated gates. This really is a spacious apartment which is well located for all the amenities and facilities provided by Long Eaton and the surrounding area and is a property on which no stamp duty will have to be paid.

Thornfield Square is a few minutes walk away from the centre of Long Eaton and is therefore close to the Asda and Tesco superstores and many other retail outlets found in Long Eaton as well as local pubs, restaurants and the well known Clifford Gym, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at the nearby Toton Fields, Trent Lock and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Communal Reception Hall
There is a main glazed front door with matching glazed side panels and an intercom system for each apartment. The internal reception hall has tiled flooring, stairs taking you to the apartments on the first and second floor levels and the apartment we are selling has a solid front door with an inset viewing hole.

Reception Hall
The spacious reception hall which is over 27' in length has tiled flooring, coat hanging, large built-in storage cupboard housing the hot water heating system and a radiator.

Open Plan Living/Dining Kitchen
16'8 x 13'3 approx (5.08m x 4.04m approx)
The living area has two double glazed windows to the front and a double glazed window to the side. The kitchen is fitted with a stainless steel sink with mixer tap and a four ring hob set in a work surface which extends to three sides into a breakfast bar and below the two main work surfaces there are drawers, oven and cupboards, matching eye level wall cupboards, housing for an upright fridge/freezer with additional shelving, tiled walls to the work surface areas, hood to the cooking area, laminate flooring and a radiator.

Bedroom 1
12'6 x 9'4 approx (3.81m x 2.84m approx)
Double glazed window to the front, radiator and laminate flooring.

Bedroom 2
12'6 x 7'8 approx (3.81m x 2.34m approx)
Double glazed window to the front and radiator.

Bathroom
The bathroom has a white suite including a panelled bath with hand rails and a mains flow shower system over with there being a protective screen, hand basin with double cupboard below and low flush w.c., there is tiling to the walls by the bath, sink and w.c. areas, chrome heated ladder towel radiator, mirror with light over to the sink position, tiled flooring and opaque double glazed window.

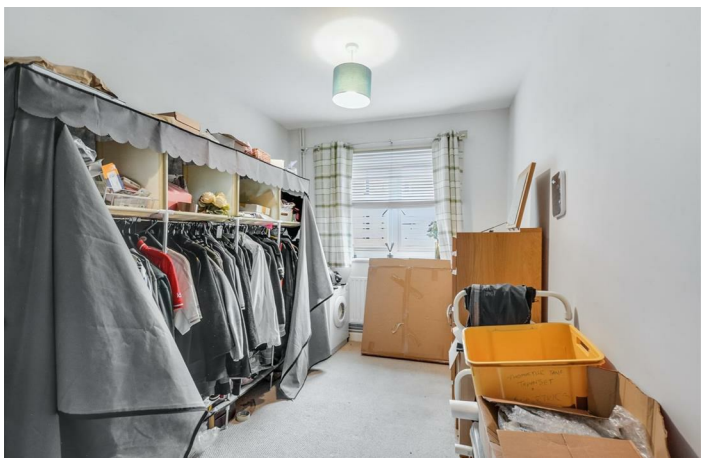
Outside
There is allocated parking provided in the private courtyard which has an electronically operated gate from Conway Street with the garden areas within the courtyard being maintained by the management company.

Directions
Proceed out of Long Eaton along Nottingham Road turning right into Conway Street and Thornfield Square can be found on the left as identified by our for sale board. 8808AMMH

Agents Notes
The property is held leasehold with a 99 year lease which commenced 1 January 2005. There is a service charge of approx £186 pcm which includes the ground rent and buildings insurance, figures to be confirmed by a purchasers solicitor.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 17mbps Superfast 80mbps 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



GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

TOTAL FLOOR AREA : 617 sq.ft. (57.4 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 as to their operability or efficiency can be given.
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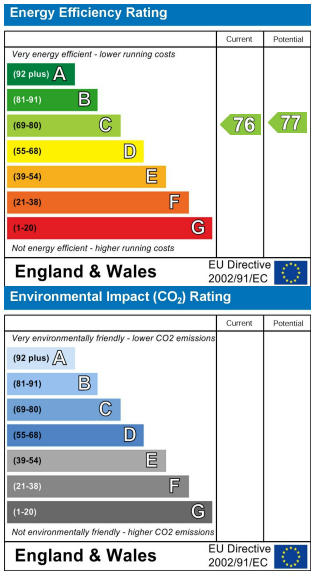

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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