Robert Ellis

look no further. . .

Station Road,
Long Eaton, Nottingham
NG10 2DG

Price Guide £115-130,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

TWO, ONE BEDROOM FLATS WITH A LARGE SPACE OF LAND AND STORAGE GARAGE TO THE REAR, BEING SOLD WITH NO ONWARD CHAIN AND THE PERFECT INVESTMENT OPPORTUNITY, SITUATED WITHIN WALKING DISTANCE TO LONG EATON TOWN CENTRE.

Robert Ellis are pleased to be instructed to market this fantastic property that would be perfect for an investor. The property is split into two, one bedroom self contained flats that the current vendors has been successfully renting for several years. In need of some cosmetic modernisation throughout, these properties would be perfect for a HMO conversion or renting to professionals. There is an alley through wooden double gates with a large space of land to the rear and a storage garage that is within the title and comes with the property itself. An internal viewing is highly recommended to appreciate the property, land, space and opportunity on offer.

In brief, the ground floor apartment has access through a uPVC door through the walkway and comprises a large open plan lounge/kitchen with two storage spaces and another uPVC door that leads to the front of the property onto Station Road. There is a spacious bathroom, one double bedroom with a walk in wardrobe and a small utility space. The first floor apartment is accessed to the rear up a flight of stairs and comprises an entrance porch, lounge with storage, kitchen with breakfast bar, one double bedroom and an en-suite three piece bathroom. To the side, there is access through the walkway via double wooden doors and to the rear, a large section of land that could be used as a garden or turned into parking (STPP) with a garage that is currently being used for storage.

This property is situated on Station Road in Long Eaton and is within walking distance to Long Eaton town centre where shops, cafe's, supermarkets and healthcare facilities can all be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Long Eaton train station is just a short drive away with East Midlands Airport within 15 minutes.

Flat 1

Lounge/Kitchen
11'8 x 22'7 (3.56m x 6.88m)
uPVC double glazed door to the side and uPVC double glazed door to the front, uPVC double glazed window overlooking the front, laminate flooring, radiator, integrated electric oven, gas hob, overhead extractor fan, space for fridge/freezer, built in storage cupboards, painted plaster ceiling, ceiling light.

Bedroom
12'5 x 8'6 (3.78m x 2.59m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, walk in wardrobe space, ceiling light.

Bathroom
4'5 x 9'1 (1.35m x 2.77m)
uPVC double glazed patterned window overlooking the side, tiled flooring, radiator, WC, bath with shower over the bath, wall mounted boiler, painted plaster ceiling, spotlights.

Flat 2

Porch
uPVC double glazed front door, vinyl flooring, painted plaster ceiling, ceiling light.

Lounge
10'9 x 11'5 (3.28m x 3.48m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, feature fireplace, storage cupboard, painted plaster ceiling, ceiling light.

Kitchen
6'7 x 14'8 (2.01m x 4.47m)
uPVC double glazed window overlooking the front and rear, vinyl flooring, radiator, breakfast bar, integrated electric oven, gas hob, overhead extractor fan, painted plaster ceiling, ceiling light.

Bedroom
11'1 x 14'7 (3.38m x 4.45m)
uPVC double glazed front, carpeted flooring, radiator, painted plaster, ceiling light.

En-Suite Bathroom
6'6 x 5'8 (1.98m x 1.73m)
uPVC double glazed window overlooking the side, vinyl flooring, single enclosed shower unit, WC, wall mounted sink, painted plaster ceiling, ceiling light.

Outside
To the front of the property there are double wooden doors leading to the side alley with access into the rear where there is a large space of land with a storage garage.

Directions
Proceed out of Long Eaton along Waverley Street and turn left at the traffic lights into Station Road.
8173RS

Agents Notes
The vendor of this property is related to an employee of Robert Ellis.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed -
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE, VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Auction Details
The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees
The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

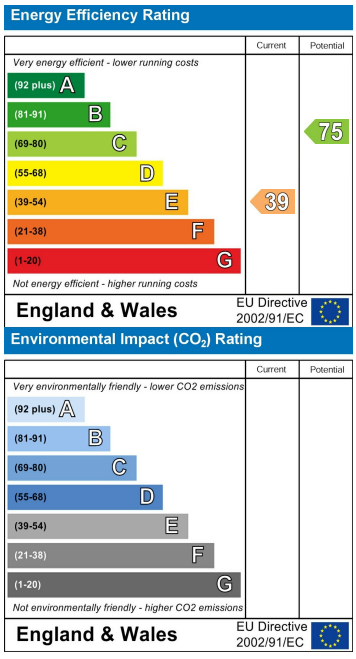
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link
https://www.sdlauctions.co.uk/property/45052/block-of-apartments-for-auction-nottingham/



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818