



Station Street,  
Long Eaton, Nottingham  
NG10 1GJ

**£98,500 Leasehold**



AN IMPRESSIVE AND LARGE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT BEING SOLD IN THE CENTRE OF LONG EATON.

This property is one of the larger apartments for sale in New Central Building and offers light and airy accommodation as it has lovely large arched windows to the front. Offering two double bedrooms with the master benefiting from an en-suite shower room. Being situated in the centre of Long Eaton town centre within walking distance of all the local shops, amenities and transport links that the area has to offer, we feel this particular property will suit a wide range of potential purchasers. An internal viewing is a must to fully appreciate all the property has to offer.

The property benefits from electric heating and in brief comprises of an entrance hall, lounge/kitchen, two double bedrooms, the master with an en-suite, and a family bathroom with a large storage cupboard. The property would be ideal for an investor or first time buyer.

The apartment is situated in a well maintained block and is located within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the High Street, there are health care and sports facilities including Cliffords gym and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



## Entrance Hall

Storage heater, intercom system and door to:

## Lounge/Kitchen

22'6 x 13'3 approx (6.86m x 4.04m approx)

## Kitchen Area

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, electric hob and extractor hood over, appliance space, plumbing for automatic washing machine.

## Lounge

Two large arched windows to the front, storage heater, TV point.

## Bedroom 1

19'2 x 12'1 approx (5.84m x 3.68m approx)

Storage heater, double glazed window to the front and door to:

## En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, extractor fan, chrome heated towel rail.

## Bedroom 2

22'6 x 10'2 approx (6.86m x 3.10m approx)

Two double glazed windows to the front, TV point and storage heater.

## Bathroom

12'1 x 7'1 approx (3.68m x 2.16m approx)

A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, extractor fan, chrome heated towel rail and door to a large storage cupboard.

## Directions

Proceed out of Long Eaton along Waverley Street and at the main traffic lights turn left into Station Road and the property can be found on the right on the corner.

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## Agents Notes

The property has a 125 year lease starting in November 2015. There is a ground rent of £250 p.a. and service charge of £2320 p.a.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.