

Calverton Close,  
Toton, Nottingham  
NG9 6GW

**£130,000 Leasehold**  
**75% Share**



THIS IS A TWO BEDROOM GROUND FLOOR APARTMENT FOR THE OVER 55'S, SITUATED WITHIN THIS POPULAR DEVELOPMENT IN TOTON, CLOSE TO A WIDE RANGE OF LOCAL AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Robert Ellis are pleased to bring to the market this two bedroom ground floor apartment which is being sold with the benefit of NO UPWARD CHAIN - 75% SHARED OWNERSHIP. The property has recently had a newly fitted kitchen and shower room and is well presented throughout. Also having cavity wall insulation fitted for added warmth. For the size and layout of the accommodation to be appreciated, we strongly recommend that interested parties take a full inspection so they are able to see all the accommodation included for themselves.

The property benefits from gas central heating, double glazing throughout and cavity insulation. In brief the apartment comprises an entrance hall with useful storage cupboards, a spacious lounge/dining room, a newly fitted kitchen with a range of wall and base units and integrated cooking appliances, two well proportioned bedrooms, the main bedroom having fitted wardrobes and a newly fitted shower room with a modern white suite and walk-in shower enclosure. Outside there are well maintained communal gardens surrounding the development together with communal parking areas located close to the property with a block-paved patio area to the front.

As well as the Tesco superstore on Swiney Way, there are further shopping facilities found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Parks where there is a M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities which include a number of local golf courses, walks at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

10'2 x 15'2 approx (3.10m x 4.62m approx)  
UPVC double glazed door with inset obscure glazed panel, carpeted flooring, double radiator, two ceiling lights, built-in storage cupboard, linen cupboard, doors to:

### Lounge

11'5 x 13'4 approx (3.48m x 4.06m approx)  
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling fan light, TV and internet point.

### Kitchen

6'3 x 9'6 approx (1.91m x 2.90m approx)  
The recently re-fitted kitchen has a UPVC double glazed window to the rear, vinyl flooring and ceiling light, modern cream Shaker style wall, drawer and base units to three walls with laminate work surfaces over and gloss brick style tiled splashback, four ring gas hob with extractor above, stainless steel sink and drainer with swan neck mixer tap, built-in oven, integral microwave and space for a free standing fridge freezer.

### Bedroom 1

11'9 x 10'8 approx (3.58m x 3.25m approx)  
UPVC double glazed window to the front, grey carpeted flooring, double radiator, ceiling light, fitted storage and wardrobes, bedside table.

### Bedroom 2

9'2 x 7' approx (2.79m x 2.13m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light.

### Shower Room

6'1 x 4'2 approx (1.85m x 1.27m approx)  
The recently re-fitted shower room has an obscure UPVC double glazed window to the front, double radiator, ceiling light, extractor fan, vanity unit comprising of the low flush w.c. and wash hand basin with storage under, large enclosed corner shower cubicle with sliding doors, mains fed shower with a rainwater shower head and hand held shower.

### Outside

Block paved patio to the front with parking to the side and an outside storage cupboard.

### Directions

Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way. Shortly after the Tesco store turn right into Calverton Close, and immediately right again towards the property which can be identified by our for sale board.

9314JG

### Council Tax

Broxtowe Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Superfast 1mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

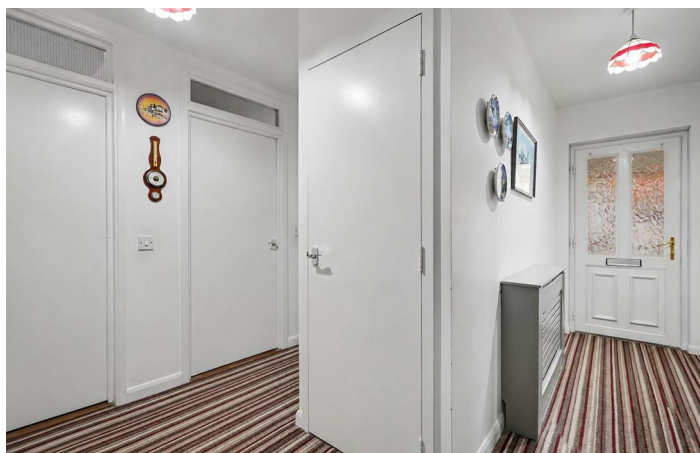
Non-Standard Construction – No

Any Legal Restrictions – No

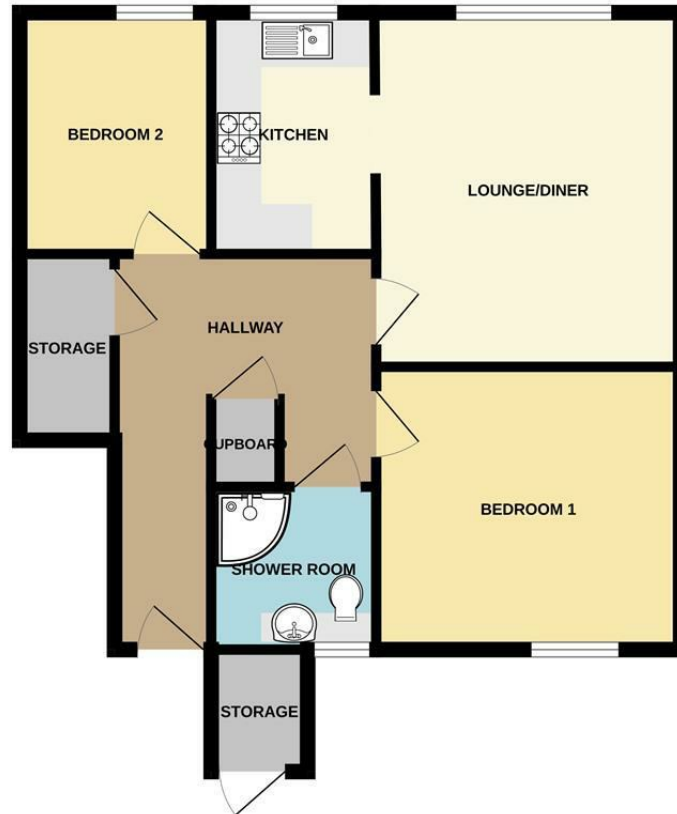
Other Material Issues – No

### Agents Notes

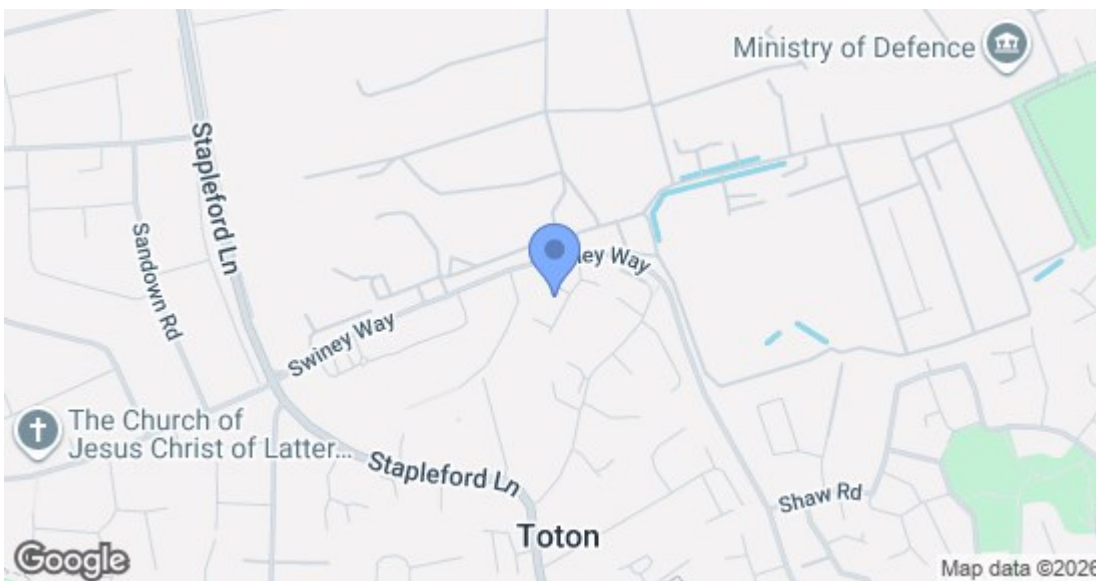
The property is leasehold with a 99 year lease



## GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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.