Robert Ellis

look no further...

Cooke Close,
Long Eaton, Nottingham
NG10 3RX

Price Guide £165-170,000

Leasehold

0115 946 1818

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A TWO BEDROOM BUNGALOW SITUATED IN THIS SOUGHT AFTER OVER 60'S RETIREMENT DEVELOPMENT LOCATED ON THE OUTSKIRTS OF LONG EATON. COMING TO THE MARKET WITH NO UPWARD CHAIN.

Being situated on this select retirement development on the outskirts of Long Eaton, this two bedroom mid terrace bungalow provides ideal accommodation for those looking to live on a single level and have a property where all the external works are handled by the management company. This particular bungalow has been freshly decorated and offers accommodation on a single level with the benefit of a communal function room on site along with kitchen, laundry facilities and on site manager. Situated close at hand are a number of local amenities including Tesco Express and a medical centre found within walking distance. For the full size and extent of the property to be appreciated we strongly recommend all interested parties take an internal inspection.

The property is constructed of brick to the external elevation under a tiled roof and derives the benefit of electric heating and double glazing. In brief the accommodation comprises of an entrance hallway, two bedrooms, bathroom, living room and fitted kitchen. Gardens to the front and rear and additional communal reception space. The property benefits form having communal parking located opposite to the property. The property also has an emergency pull cord system throughout for security and safety.

As previously mentioned the development is within easy reach of shopping and health care facilities with the Asda, Tesco superstore, Aldi and Lidl along with with many other retail outlets being found in Long Eaton which is a few minutes drive away, there are sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby and other parts of the region.

Entrance Hall
13'5 x 2'6 approx (4.09m x 0.76m approx)
The entrance hall has a single composite red front door, carpeted flooring, a ceiling light, an emergency pull-cord system, a wall mounted consumer unit, an electric radiator, access to the loft via a loft hatch, two large in built storage cupboards. The hallway has doors off to the bathroom, two bedrooms and lounge diner.

Airing Cupboard
With inbuilt cupboard, ideal for storage

Lounge Diner
12'7 x 13'8 approx (3.84m x 4.17m approx)
With uPVC double glazed sliding doors to the rear garden, carpeted flooring, ceiling light, electric fireplace and surround, TV point, electrical power emergency pull cird and a door into the kitchen

Kitchen
6'10 x 9'9 approx (2.08m x 2.97m approx)
With uPVC double glazed window to the front, vinyl flooring, ceiling light, extractor fan, electrical emergency pull cord, electrical storage heater.

The kitchen consists of wall and base units to two walls, wooden base units and white laminate units on walls, with cream laminate rolled edge worktops with inset one and a half cream sink and drainer, tile splash backs, in-built oven and four ring electric hob and space for standing fridge freezer and space and plumbing for washing machine.

Master Bedroom
10'3 x 10'5 approx (3.12m x 3.18m approx)
With uPVC double glazed window to the rear, carpeted flooring, electric storage heater, ceiling light, emergency pull cord, in built wardrobe;

Wardrobe in Master
With two doors that open with rail and shelf above.

Bedroom Two
10'6 x 7'1approx (3.20m x 2.16mapprox)
With uPVC double glazed window to the front, carpeted flooring, electric storage heater, ceiling light, emergency pull cord.

Bathroom
7' x 5'5 approx (2.13m x 1.65m approx)
With uPVC double glazed patterned window to the front, vinyl flooring, ceiling light, electric storage heater, extractor fan, low flush white W.C, pedestal sink, bath with electric shower above.

Outside
To the front of the property, there is a lawned area and to the rear there is a small patio area ideal for a table and chairs and lawned garden. These are maintained by the management company.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. After passing the first mini island take the next turning on the right hand side into Cranfleet Way where Cooke Close can be found as a turning on the left.
8333JG

Council Tax
Erewash Borough Council Band B

Additional Information - Agents Notes
The vendor has advised the following:
The Service charges for 2024 are £2,100 which equates to £175 per month.
The property Tenure is leasehold. the terms of which are 124 years from 15th October 1999, with 99 Years remaining.

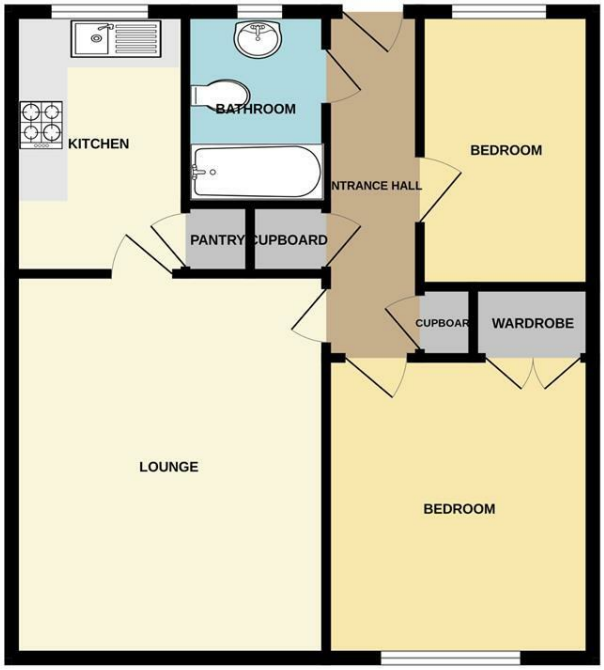
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Heating
Septic Tank – No
Broadband – Openreach
Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 3G, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

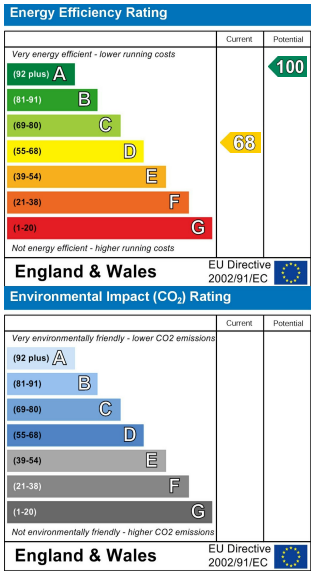
Agents Notes
This is a leasehold property with a 125 year lease which commenced 29th September 2000 - with 97 Years remaining - but this requires further verification.
The monthly service/management fee is £233pm which covers the cost of building insurance, garden maintenance, cleaning the outside of the windows, maintaining the electric storage heaters, TV licence, the running of the complex and the scheme manager who is there to assist during weekdays with there being a call centre support for residents at other times.

The properties within this development are for people over 60 years of age.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR





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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