



Bramley Road,  
Long Eaton, Nottingham  
NG10 3SX

**£94,995 Leasehold**



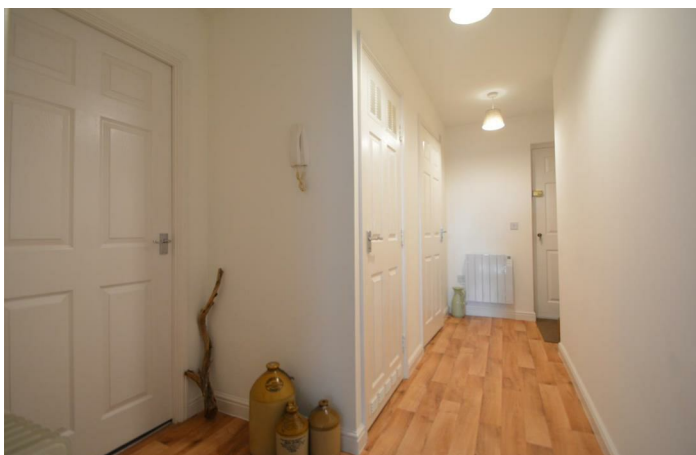


A MODERN ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market an apartment which has recently been refurbished. The property would ideally suit a first time buyer or the investor looking for a buy to let property which offers a good rental return. The property is within walking distance of Long Eaton train station and close to local amenities. A viewing is recommend to appreciate the accommodation on offer.

The accommodation in brief comprises a reception hall which has a cloaks cupboard, kitchen diner, lounge, bedroom with built-in wardrobe and shower room. Outside there is **ALLOCATED PARKING**, communal gardens and other open spaces, all cared for by the management company.

As well as being situated only a few minute's walk from the Long Eaton station, the property is close to all the shopping facilities found in Long Eaton town centre, which includes the Asda and Tesco superstores, and numerous other retail outlets found along the High Street. There are schools for all ages, health care and sports facilities including West Park Leisure Centre and excellent links including junction 25 of the M1, East Midlands and the A52 and other main roads to Nottingham and Derby.



### Entrance Hall

Composite front entrance door, two storage cupboards housing the boiler, intercom, storage heater and doors to:

### Kitchen

15'3 x 7'11 approx

wall, base and drawer units with rolled edge work surface over, stainless steel sink and drainer unit with mixer tap over, tiled walls and splashbacks, integrated oven, electric hob and extractor hood, plumbing for automatic washing machine, appliance space, UPVC window, recess lighting, electric storage heater.

### Lounge

13'6 x 10'11 approx

UPVC double glazed window, storage heater, TV and telephone points.

### Bedroom 1

15'6 x 11'1 approx

UPVC double glazed window, storage heater, fitted wardrobe and TV point.

### Shower Room

walk in shower cubicle with shower from the mains, low flush w.c, pedestal wash hand basin, tiled walls and splashbacks, extractor fan, wall heater.

### Outside

There is a communal area with an allocated parking space.

### Agents Notes (Paragraph)

The property held is held leasehold on a 125 year lease from 1.1.2006. There is a ground rent of £250 p.a., service charge of £1,300 p.a.

### Directions (Paragraph)

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Bramley Road will be found as the first turning on the left hand side.

6199EC

### Mortgage Advice (Paragraph)

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on

0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.



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	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.