



Calverton Close,  
Toton, Nottingham  
NG9 6GW

**£179,950 Leasehold**  
**75% Share**



A TWO DOUBLE BEDROOM BUNGALOW FOUND IN THE MOST POPULAR RESIDENTIAL AREA OF TOTON BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a well presented, two bedroom bungalow. There is a shared ownership arrangement which means the owner is able to purchase 75% of the property and not pay an excessive amount on the rent for the remaining balance of the property and the buyer must be 60 years old or over.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of entrance porch, entrance hall, lounge with sliding doors onto a small garden area, breakfast kitchen and two double bedrooms, one currently used as a dining room, and a bathroom. To both the front and rear elevations there are communal gardens with paved patio areas and mature shrubs and trees planted to the borders.

The property is within a few minutes walk of Tesco superstore on Swiney Way Toton and is also within easy reach of the retail outlets provided by both Beeston and Long Eaton. There are health care and sports facilities including several local golf courses, walk in the picturesque Attenborough nature reserve and excellent transport links including junction 25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the latest extension to the Nottingham tram system which provides another means of transport to and from Nottingham city centre.

Please note incoming purchasers will need to be approved by Places for People before a sale can be agreed. Further details are available upon request.



#### Entrance porch

UPVC front entrance door and windows, doors to storage cupboard with power socket and door to:

#### Entrance hall

Radiator, two large storage cupboards - one housing the hot water tank, access to the loft and doors to:

#### Lounge

17'53 × 10'64 (5.18m × 3.05m)

UPVC double glazed sliding doors to the rear, electric fire with adam style surround, TV and telephone point, coving to ceiling and radiator.

#### Kitchen

8'91 × 8'48 (2.44m × 2.44m)

Wall, base and drawer units with roll edge work surface over, stainless steel one and a half sink waste and drainer unit with mixer tap, tiled walls and splashbacks, radiator, plumbing for automatic washing machine, gas central heating boiler, electric hob, radiator, UPVC double glazed window to the front.

#### Bedroom 1

11'79 × 10'04 (3.35m × 3.15m)

UPVC double glazed window to the rear, radiator, built in wardrobe x2 with drawers and bedside tables.

#### Bedroom 2/Dining room

9'37 × 8'20 (2.74m × 2.44m)

UPVC double glazed window to the front, radiator, coving to the ceiling.

#### Bathroom

A white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush W.C, tiled walls and splashbacks, radiator and extractor fan.

#### Outside

To both the front and rear elevations there are communal gardens. At the rear there is a private paved patio area which is ideal for seating having mature shrubs, trees and a garden shed. There is also an additional storage cupboard.

#### Agents Notes

There is a monthly charge of approximately £104.64

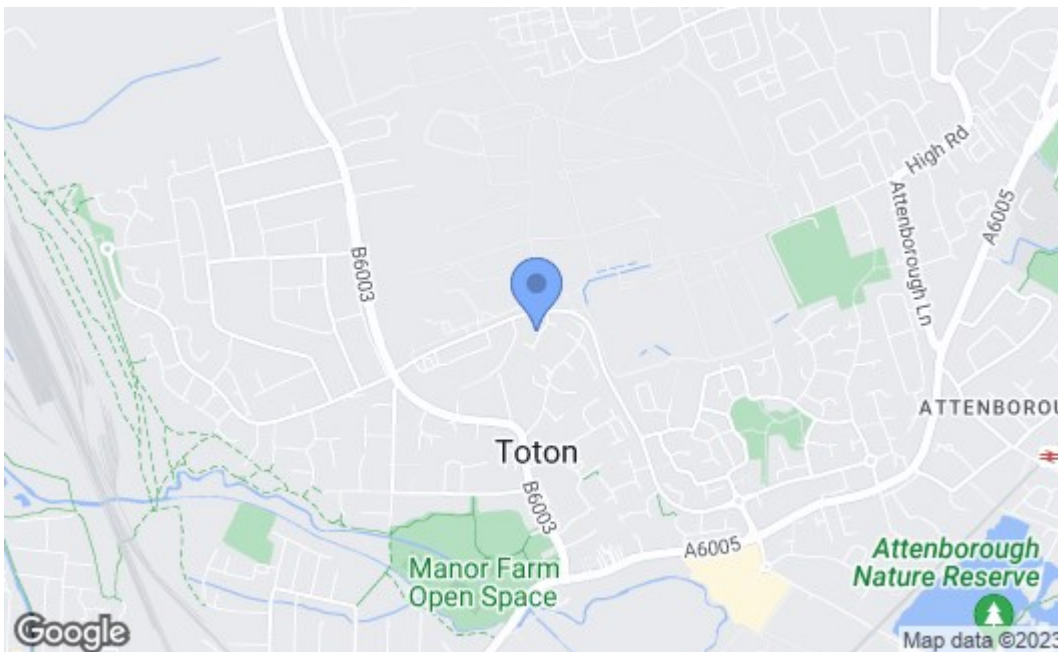
which includes the service and building insurance. This should be verified by interested parties solicitors. The property has a 99 lease which commenced in 1992. There is an age restriction of 60 years.

#### 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 and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and take the second right hand turn and the property is located on the left hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		71	
(69-80) C			
(55-68) D			
(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.