Robert Ellis

look no further...

Thornfield Square,
Long Eaton, Nottingham
NG10 2AR

£110,000 Leasehold

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A MODERN FIRST FLOOR APARTMENT PROVIDING TWO BEDROOMS AND OPEN PLAN LIVING AREA, BEiNG SOLD WITH NO UPWARD WITH NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this well presented modern TWO BEDROOM first floor apartment. The apartment is located in a popular gated complex within walking distance of Long Eaton town centre and all the amenities on offer and has the benefit of an allocated car parking space. The apartment itself is of a modern construction and is ideal for a first time buyer or buy to let investor looking for a property with a good potential rental return. The property also has the benefit of being available for sale with NO UPWARD CHAIN.

The property is situated within a modern apartment complex and benefits from modern conveniences including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. In brief the competitively priced apartment offers spacious living accommodation with a larger than average entrance hallway with CCTV intercom entry system, light and airy open plan living room and kitchen, two good size bedrooms and white three piece bathroom with a shower over the bath. Outside there is an ALLOCATED PARKING SPACE for one vehicle. Viewing is a must to appreciate what is on offer.

The property is within a few minutes walking distance of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton as well as there being excellent local schools, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Entrance Hallway
Front entrance door, radiator, intercom entry telephone.

Open Plan Lounge/Kitchen
18'7 max narrowing to 13'3 x 17'7 narrowing to 8'1 (5.66m max narrowing to 4.04m x 5.36m narrowing to)

Lounge Area
Laminate flooring, two radiators and four UPVC double glazed windows.

Kitchen Area
Providing a range of wall and base units with roll edged work surfaces over, stainless steel sink and drainer unit with hot and cold mixer tap, integrated stainless steel electric oven and grill with four ring electric hob and stainless steel extractor hood over, plumbing for automatic washing machine and tiled splashbacks to the walls.

Bedroom 1
12'8 x 9'4 approx (3.86m x 2.84m approx)
UPVC double glazed window and radiator.

Bedroom 2
12'6 x 7'9 approx (3.81m x 2.36m approx)
UPVC double glazed window and radiator.

Bathroom
A white bathroom suite comprising of panelled bath with chrome mains fed shower attachment, low flush w.c., pedestal wash hand basin, wall mounted chrome radiator, tiled walls and UPVC double glazed window.

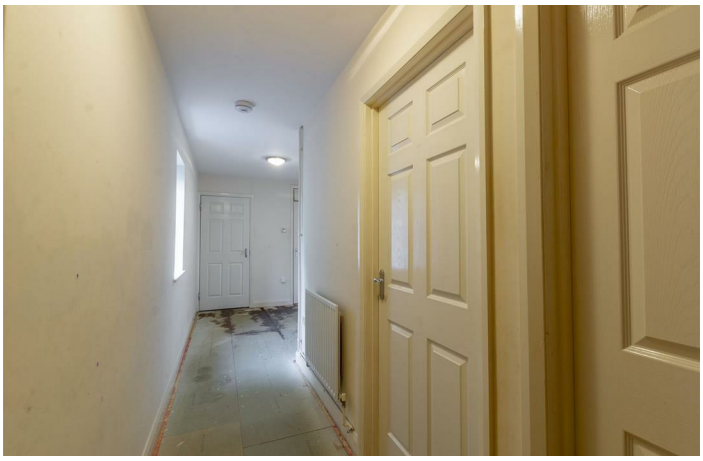
Outside
There is an allocated parking space for one vehicle.

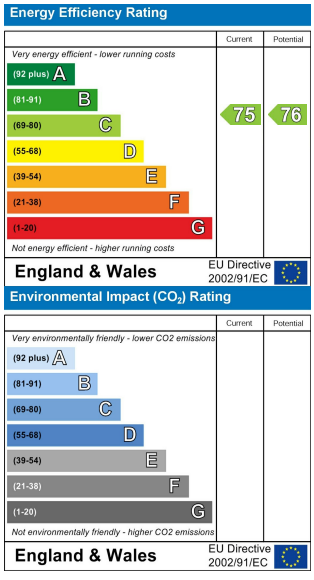
Directions
Proceed out of Long Eaton along Nottingham Road turning right into Conway Street and Thornfield Square can be found on the left as identified by our for sale board.
6449AMEC

Agents Notes
The property is held on a 99 year lease commencing in 2005. There is a ground rent of £150 p.a. and a service charge of approx £134.77 p.c.m.

Mortgage Advice
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.





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.