



Portland Road,  
Toton, Nottingham  
NG9 6EJ

**£124,950 Leasehold**



## A TWO BEDROOM FIRST FLOOR APARTMENT OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION

Robert Ellis are delighted to bring to the market this deceptively spacious two bedroom retirement apartment, boasting generous size rooms and light and airy accommodation throughout and with the benefit of gas central heating and double glazing.

Being constructed of an attractive facia brick to the external elevation all under a pitched tiled roof, the property briefly comprises of a communal stairway leading to the apartment which leads to the front door from the first floor landing into the L shaped reception hallway, kitchen that flows onto the spacious lounge with French doors and Juliette balcony, there are two bedrooms and a bathroom with a shower over the bath. The property has been well looked after by the current owner and is an ideal downsizing property. Outside there is a communal courtyard and garden area to the rear with parking, bin store and lawned garden.

Found in the continually popular suburb of Toton, the property is extremely well services with local road and public transport links to Nottingham, Derby and beyond as well as being within easy reach of local shops and amenities. Please note that the property is subject to an age restriction covenant with the age of at least one occupying being 60 years or over. The property is ready for immediate occupation and early viewing is recommended.



## Hallway

With doors to:

## Kitchen

8'6" x 7'11" approx (2.59m x 2.41m approx)

Wall and base units with roll edged work surface over, free standing electric oven with hob, free standing washing machine, stainless steel sink with drainer, UPVC double glazed window to the front, extractor fan and part tiled walls and splashbacks, radiator, boiler and space for free standing fridge freezer.

## Lounge/Diner

14'5" x 11'6" approx (4.39m x 3.51m approx)

Comprising of French doors with a Juliette balcony looking over Portland Road, radiator and TV point.

## Bedroom 1

11'2" x 9'3" approx (3.40m x 2.82m approx)

UPVC double glazed window to the rear looking over the courtyard and radiator.

## Bedroom 2

8'10" x 7' approx (2.69m x 2.13m approx)

UPVC double glazed window to the rear looking over the courtyard, radiator and access to a storage cupboard.

## Bathroom

6' x 5'9" approx (1.83m x 1.75m approx)

Comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., part tiled walls, extractor fan and radiator.

## Outside

The property has great stance and curb appeal from the road and to the rear there is a communal courtyard and garden area with parking, bin store and lawn.

## Agents Notes

The property is held leasehold on a 99 year lease which commenced on 1st January 1999. There is a service charge of £395.10 payable twice a year and a ground rent of £25 p.a. All charges to be verified by a purchasers solicitor.

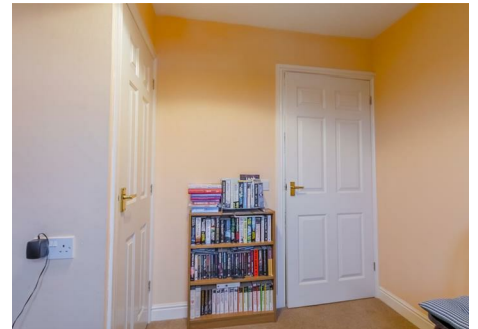
## Directions

Proceed out of Long Eaton along Nottingham Road, turn

left at the traffic lights into High Road. Proceed for a short distance turning left into Portland Road where the complex can be found a short distance along on the right hand side as identified by our for sale board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.