Robert Ellis

look no further...

Copsey Croft Court,
Long Eaton, Nottingham
NG10 2FB

£125,000 Leasehold

0115 946 1818

/robertellisestateagent @robertellisea

AN IMMACULATE TWO BEDROOM END BUNGALOW WHICH IS PART OF THIS PURPOSE BUILT RETIREMENT COMPLEX ON COPSEY CROFT COURT IN LONG EATON.

Being part of the very popular Copsey Croft development which is positioned at the end of Recreation Street on the outskirts of Long Eaton, this is a property aimed at the retirement market with there being a minimum age of 55 years old for people to take residence within the development. The property is ready for immediate occupation being very well maintained by the current owners and over recent years has had a new kitchen and shower room fitted. For the size and current condition of the property to be appreciated, we recommend that interested parties do arrange to take an internal inspection so they can see all that is included for themselves.

The property would benefit a single person or couple who are looking to live in secure accommodation which has a resident manager and residents lounge which helps to provide a community spirit, whilst at the same time having total independent living. The property benefits from an entrance hall, lounge with patio doors onto the garden, kitchen, two bedrooms and a shower room. There are gardens to the front and rear that can be maintained by the owners, but will also be maintained by the management company if needed and there is also communal parking, residents lounge/meeting room and laundry facilities provided.

Being situated at the end of Recreation Street, the property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are healthcare and sports facilities including the Clifford Gym and West Park Leisure Centre and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, dado rail, electric storage radiator, coving to ceiling, door to storage cupboard and access to the loft. Door to:

Lounge
16'11 x 12'7 approx (5.16m x 3.84m approx)
UPVC double glazed sliding patio doors to the rear, electric storage heater, coving to ceiling, TV and telephone points and door to:

Kitchen
10'9 x 7' approx (3.28m x 2.13m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap over, plumbing for an automatic washing machine, appliance space, built-in oven, electric hob, tiled walls and splashbacks, door to airing cupboard, plinth heater and UPVC double glazed window to the rear.

Bedroom 1
11'7 x 9'4 approx (3.53m x 2.84m approx)
UPVC double glazed window to the front, built-in wardrobes and electric storage heater.

Bedroom 2
9'7 x 5'10 approx (2.92m x 1.78m approx)
UPVC double glazed window to the front and electric storage heater.

Shower Room
Walk-in shower cubicle with electric shower over, vanity unit with a w.c., sink and storage, fully tiled walls and splashbacks, chrome heated towel rail, extractor fan and wall heater.

Outside
To the front of the property there is a path leading to the front entrance door with a lawn and borders full of flower and mature shrubs. To the rear there is a patio area immediate to the property which is ideal for seating as the garden is South-West facing with a lawn and borders full of flower and mature shrubs.

Directions
Proceed out of Long Eaton along Main Street, continuing past the old Co-op buildings and turning left into Station Road. Take the third turning on the right hand side into Recreation Street and towards the end of the road is Copsey Croft Court where the property can be identified by our for sale board.
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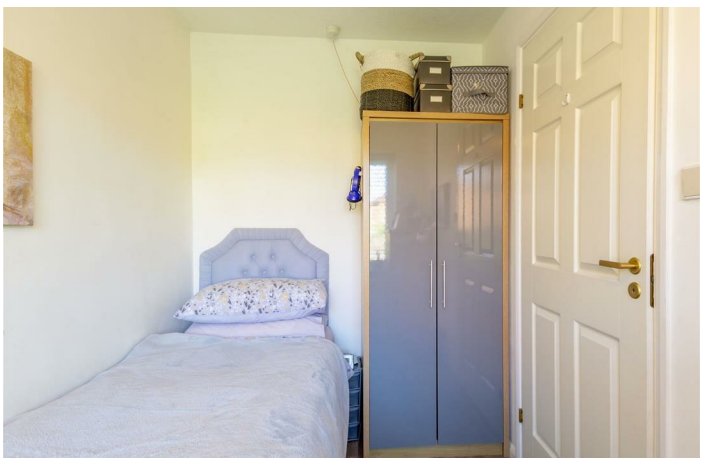
Agents Notes
The property is held leasehold with a 125 year which commenced on 26th June 2017.

There is a management charge of £180 pcm.

Council Tax
Band B - £1,534



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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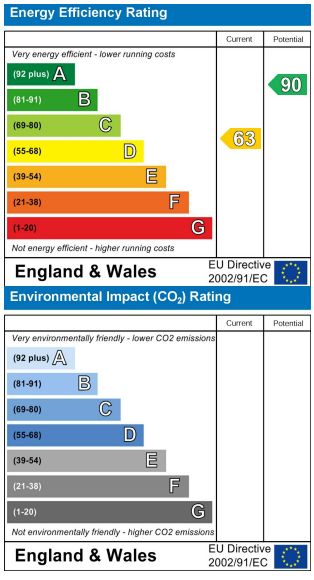

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818