



Gibb Street,  
Long Eaton, Nottingham  
NG10 1EP

**O/I/R £110,000 Leasehold**



A TWO BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING SPACE AND THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented and spacious two bedroom ground floor flat, ideally suited to a range of buyers including first time buyers, investors and those looking to downsize and be close to the town centre. An internal viewing is highly recommended.

The property comprises of an entrance hallway, bathroom, lounge, kitchen with integrated appliances and two bedrooms, with one of them benefiting from fitted wardrobes. The property also benefits from double glazing and storage heaters. Outside there is a small garden area and allocated parking space.

Found in this popular residential town, close to a wide range of local schools, shops and parks, the property is within walking distance of Long Eaton town centre where retail outlets, supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby.



### Entrance Hallway

UPVC double glazed front door, carpeted flooring, electric storage heater and ceiling light.

### Lounge

10'4 x 13'4 approx (3.15m x 4.06m approx)  
UPVC double glazed sliding door to the rear, laminate flooring, storage heater and ceiling light.

### Kitchen

8'1 x 8'3 approx (2.46m x 2.51m approx)  
UPVC double glazed window to the front, tiled flooring, wall, base and drawer units with work surfaces over, integrated electric oven and hob, extractor fan, space for a washing machine and spotlights.

### Bedroom 1

10' x 11'1 approx (3.05m x 3.38m approx)  
UPVC double glazed window to the rear, carpeted flooring, electric heater and ceiling light.

### Bedroom 2

11'6 x 8'1 approx (3.51m x 2.46m approx)  
UPVC double glazed window to the front, carpeted flooring, fitted wardrobes, electric heater and ceiling light.

### Bathroom

Obscure UPVC double glazed window to the front, tiled flooring, bath with shower over, pedestal wash hand basin, low flush w.c. and ceiling light.

### Outside

The property benefits from an allocated parking space and a small low maintenance seating area.

### Directions

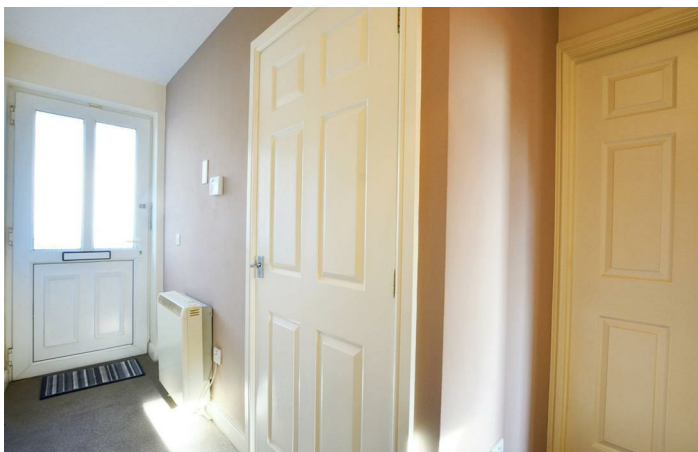
Proceed out of Long Eaton along Tamworth Road and at the traffic lights turn left into Salisbury Street and follow the road around the bend and continue into Gibb Street.  
7664AMRS

### Council Tax

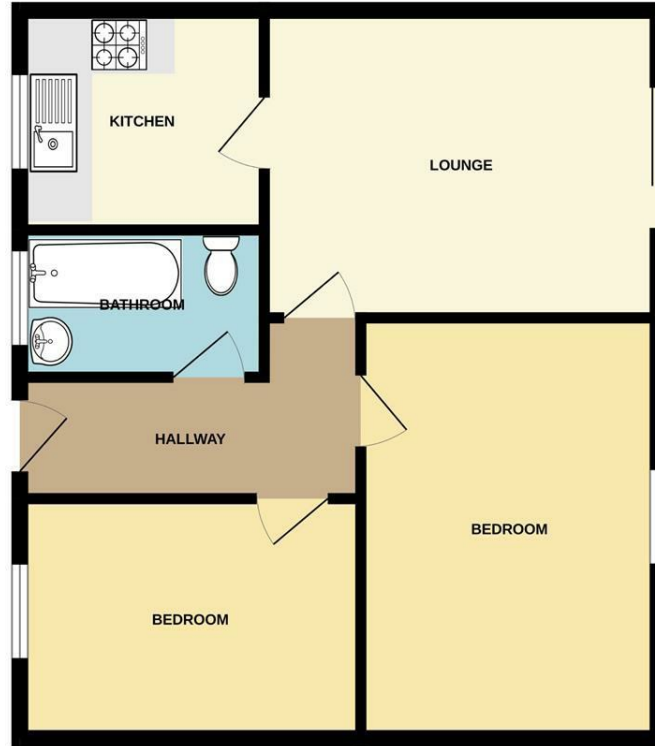
Erewash Borough Council Band A

### Agents Notes

The property is held leasehold on a 125 year lease which commenced 5th February 2005. There is a ground rent of £50 p.a, parking of £10 p.a. and a management fee of £30.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		61	
(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.