Robert Ellis

look no further...

Upper Wellington Street,
Long Eaton, Nottingham
NG10 4NH

£125,000 Leasehold

0115 946 1818

/robertellisestateagent @robertellisea

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property that would suit many buyers with being on the ground floor. The apartment block has its own private gates off Upper Wellington Street and there is also the added benefit of an allocated covered parking space, a seating area and a clothes drying area. To fully appreciate what the property has to offer, an early viewing is a must.

In brief the accommodation comprises of an entrance hall with a doors off to the open plan lounge/kitchen, two double bedrooms and a shower room. Outside the apartment has its own gated access and there is allocated parking with a seating area and clothes drying area. The property benefits from being fully double glazed and has gas central heating.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there area excellent schools for all ages within walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
11'10" x 10'7" approx (3.62m x 3.23m approx)
Front door into the apartment, laminate flooring, two ceiling lights, double wall mounted radiator, large storage cupboard and intercom entry pad.

Open Plan Living/Dining Kitchen
11'3" x 21'0" approx (3.44m x 6.42m approx)
This is a dual aspect light and airy room with a double glazed window to the front and two windows to the side, laminate flooring, two ceiling lights, two large wall mounted double radiators and TV point.

The kitchen area has cream Shaker wall and base units to two walls with work surfaces over, inset stainless steel sink and drainer with a swan neck mixer tap, built-in oven, four ring electric hob and extractor fan over, tiled splashbacks, space and plumbing for a washing machine, space for a tumble dryer and space for a large American style fridge/freezer.

Bedroom One
13'1" x 9'2" approx (4m x 2.81m approx)
Two double glazed windows to the front, laminate flooring, double wall mounted radiator and ceiling light.

Bedroom Two
11'3" x 7'8" approx (3.44m x 2.34m approx)
Dual aspect room with double glazed windows to the front and side, laminate flooring, double wall mounted radiator and ceiling light.

Showeroom
11'1" x 8'6" approx (3.4 x 2.6 approx)
Three piece suite comprising of a pedestal wash hand basin, low flush w.c., enclosed corner shower unit with mains fed rainwater shower head and hand held shower, tiled flooring and part tiled walls, chrome towel radiator and a ceiling light.

Outside
There is an allocated parking space through gates from Upper Wellington Street. There is also a communal area for clothes drying and an area for seating.

Directions
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the right hand side.
8575AMJG

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
The property is leasehold with a 125 year lease which commenced 1.1.10.

Robert Ellis
ESTATE AGENTS

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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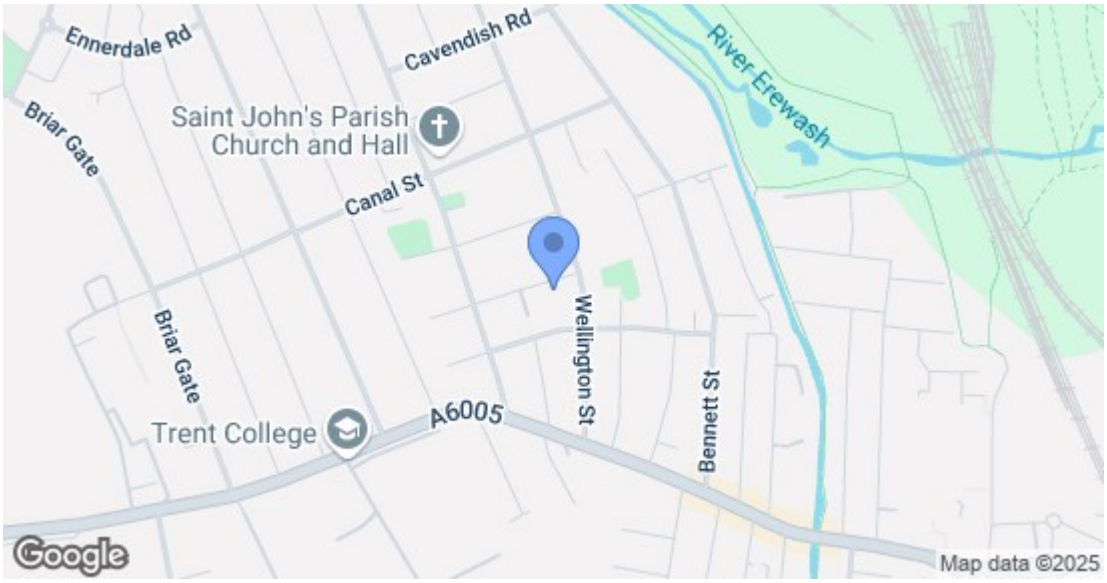

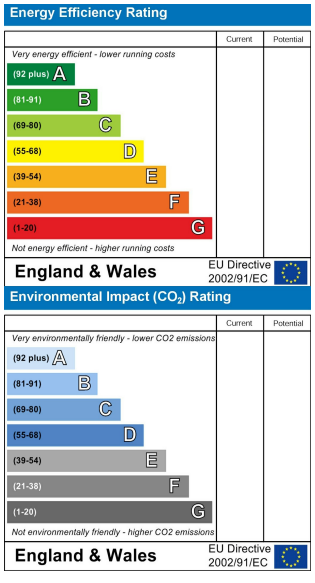

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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