Robert Ellis

look no further...

Norfolk Avenue,
Toton, Nottingham
NG9 6GU

Price Guide £110-120,000

Leasehold

0115 946 1818

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A ONE BEDROOM FIRST FLOOR APARTMENT WHICH HAS BEEN FULLY REFURBISHED TO A HIGH STANDARD AND IS BEING OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this superbly presented first floor apartment, situated within the popular residential area of Toton, making it an ideal purchase for a first-time buyer or buy-to-let investor. The property has been refurbished throughout to a high standard and offers modern, low-maintenance living. The accommodation includes a bright open plan lounge and kitchen, a well-proportioned double bedroom and a contemporary bathroom suite. A particular feature of the property is the single garage, providing valuable storage or parking, and the apartment may also be sold with some furniture and fittings included, subject to negotiation. Being offered with no onward chain, this fantastic home is ready to move straight into and is conveniently located close to local amenities, transport links and commuter routes.

Angela Court is found within easy access to the Tesco superstore found on Swiney Way as well as all the other shopping facilities found in nearby Long Eaton and Beeston, there are excellent schools for all ages, if required, healthcare and sports facilities including walks in the nearby Attenborough Nature Reserve and the excellent transport links include J25 of the M1, Long Eaton, Beeston and East Midlands Parkway stations, East Midlands Airport, the A52 to Nottingham and Derby and the latest extension of the tram system providing access to Queens Medical Centre, Nottingham University and Nottingham city centre.

Entrance via communal door with stairs leading to the first floor.

Entrance Hall
With door to the communal landing, wood effect flooring, coved ceiling, doors to:

Open Plan Living/Kitchen

Kitchen Area
11'5 x 8'1 approx (3.48m x 2.46m approx)
With double glazed door to balcony, matching wall and base units, breakfast bar, four ring induction hob with overhead extractor, integrated electric oven, integrated microwave, integrated fridge with freezer drawer, stainless steel sink and drainer, wall mounted vertical radiator and cupboard housing boiler.

Living Area
11'5 x 15' approx (3.48m x 4.57m approx)
With double glazed window to the rear elevation, double glazed window to the side, coved ceiling and radiator.

Bedroom
11'5 x 13' approx (3.48m x 3.96m approx)
With double glazed window to the rear, radiator and coved ceiling.

Shower Room
With wood effect flooring, low level WC, vanity wash hand basin, double shower cubicle with wall mounted electric shower, shaver point, touch lighted mirror and extractor fan.

Outside
The property has communal car standing.

Directions
Proceed out of Long Eaton along Nottingham Road turning left at the traffic lights with The Manor pub into High Road. Take the right hand turning into Norfolk Avenue and continue for some distance where Angela Court is found towards the head of the cul-de-sac on the right hand side.

Council Tax
Broxtowe Borough Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps
Superfast 52mbps Ultrafast 1mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
Some fixtures and fittings,/furniture, kitchen equipment etc is included.

The property is leasehold with a 999 year lease which commenced 24.6.77.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

6 ANGELA COURT, TOTON

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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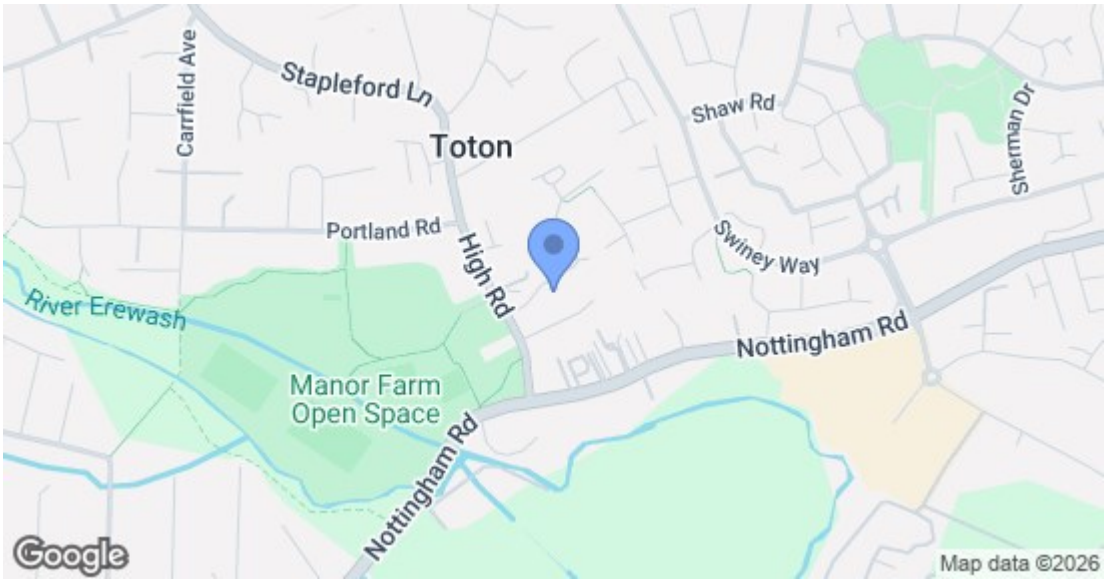

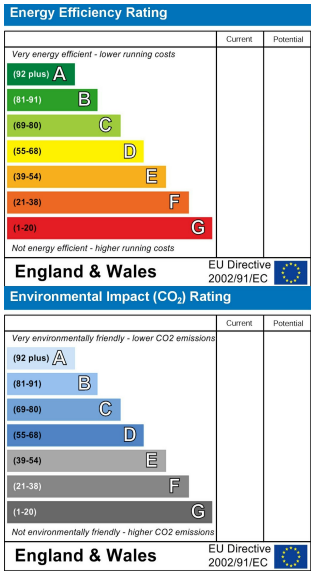

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