Robert Ellis

*look no further...*

Tamworth Road,
Long Eaton, Nottingham
NG10 1BU

**O/O £160,000 Leasehold**
**75% Share**

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A GROUND FLOOR TWO BEDROOM APARTMENT WHICH IS PART OF THIS PRESTIGIOUS RETIREMENT DEVELOPMENT SITUATED ON THE OUTSKIRTS OF LONG EATON BEING SOLD WITH NO UPWARD CHAIN!

A superb two double bedroom ground floor apartment in the Lacemaker Court which provides independent living with care as required for people over the age of 55. The property has a contemporary feel having been completed approximately 10 years ago and being located on the ground floor is easily accessible from the main reception area of the development. The property is leasehold and we are selling 75% ownership of this particular apartment. The property is currently vacant and is being sold with the benefit of NO UPWARD CHAIN and for the full extent of the accommodation and what is included in this development to be appreciated, it is strongly recommended that all interested parties take a full inspection. Being entered from Tamworth Road there is ample car parking provided for residents and visitors and the lovely main reception area leads to the main residents lounge, and thriving restaurant, a well being centre, an on-site hairdressers and further down the corridor there is a laundry room which can be used by residents. The property is only a few minutes walk from Long Eaton town centre and is therefore close to many amenities and facilities including the Library, shops as well as West Park and many other attractions of the area.

This purpose built development is occupied with 61 apartments. The development has been carefully designed to provide fully accessible facilities for both residents and the wider community as well as the facilities outlined above that are included there are beautifully landscaped gardens for residents to enjoy. There are full time housing management services together with care and support services on site 24 hours a day which will help to give total piece of mind to residents and their families. Residents live in their own spacious and well appointed apartments within the development and are provided with the opportunity to engage in social and health opportunity which are provided within the scheme. Residence and their families are free to come and go as they please as Lacemaker Court, the development being designed to the latest security standards providing a safe and secure living environment. The apartment is entered through its main entrance door into a spacious hallway which in turn leads to the lounge which has a dining area and has double opening French style doors with patio area and access to the gardens to the side of the development. The fully fitted and equipped kitchen which includes INTEGRATED COOKING APPLIANCES is positioned off the lounge area and having been little used still has a brand new feel. The two bedrooms are of a good size and there is the wet room with underfloor heating, which can be accessed from either the main bedroom or from the hallway. Outside there is CAR PARKING for residents and visitors and the communal landscaped private gardens.

The property is only a few minutes walk of all the amenities and facilities provided by Long Eaton town centre which includes numerous shopping facilities such as Asda and Tesco and other retail outlets, there are health care and sports facilities, walks along the picturesque canal, the library, West Park and there are excellent transport links which include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.

## Entrance Hall
9'8" x 8'7" approx (2.95m x 2.63m approx)
L shaped entrance door with front entrance door, carpeted flooring, ceiling light, door entry system, thermostat, large built-in cupboard with shelving and fuse box and second storage cupboard housing the water tank, door to wet room, bedrooms and living/dining kitchen.

## Wet Room
8'4" x 6'10" approx (2.56m x 2.1m approx)
With two doors, one from the bedroom and one from the hallway, ceiling light, wall mounted sink with mirror and light over, extractor fan, vinyl flooring, wall mounted handles, mains fed wall shower, low flush w.c. and thermostat.

## Bedroom 1
9'8" x 15'3" approx (2.97m x 4.66m approx)
UPVC double glazed window to the front, carpeted flooring, two ceiling lights, thermostat and TV point.

## Bedroom 2
10'9" x 7'3" approx (3.29m x 2.23m approx)
UPVC double glazed window to the courtyard garden, carpeted flooring, ceiling light, TV point and thermostat.

## Kitchen Area
10'5" x 12'11" approx (3.18m x 3.94m approx)
Vinyl flooring, ceiling light, cream Shaker style wall, drawer and base units to three walls, dark wood laminate roll edged work surface and tiled splashbacks, built-in four ring electric hob and stainless steel splashbacks, extractor fan, plumbing for washing machine, space for a free standing fridge freezer, inset stainless steel sink and drainer, built-in oven and under counter lighting.

## Lounge
16'2" x 10'5" approx (4.94m x 3.18m approx)
Open to the kitchen, UPVC double glaze windows to the front, carpeted flooring, two ceiling lights, telephone and TV points, thermostat and coving.

## Outside
There is a small patio area from the French doors in the lounge, shared main courtyard which leads to lovely walks. Lacemaker Court sits adjacent to the Canal.

## Directions
Proceed out of Long Eaton along Tamworth Road and proceed through the traffic lights where Lacemaker Court can be found on the right hand side after the bend.
8857AMJG

## Council Tax
Erewash Borough Council Band B

## Agents Notes
There is a restaurant, residents lounge, hairdressers, parking for a mobility scooter and the gardens, window cleaning and buildings insurance is covered by the monthly service charge.

The property is held leasehold on a 125 year which commenced 11.8.15. We are selling 75% of the property and there is a monthly management charge of £734 pcm. The council tax is approx £130 pcm.

## Communal Facilities
Lacemaker Court is a relatively new development for people over the age of 55 and has a spacious communal reception hall area which is approached via sliding doors from the front parking area. There is a restaurant, hairdressers, residents lounge and other well being facilities provided and there are communal landscaped gardens extending to all sides of the development with there being a central courtyard style garden and railings to the rear boundary between the development and the pathway running along the side of the Erewash Canal.

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 16mbps Superfast 77mbps
Phone Signal – EE, 02, Three, 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

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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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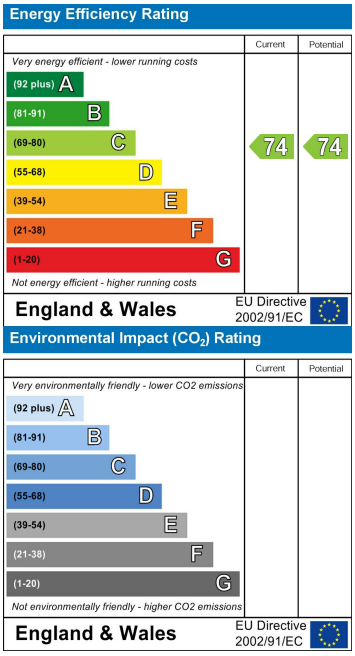


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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