



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BU

**£147,000 Leasehold**  
**75% Share**



THIS IS PROBABLY ONE OF THE MOST DESIRABLE TWO BEDROOM APARTMENTS IN THE LACEMAKER COURT DEVELOPMENT WHICH IS POSITIONED ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this two bedroom apartment situated within this sought after retirement development which is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. We are selling 75% share of this property and we recommend that interested parties do take a full inspection so they are able to see the size and position of the apartment within the development and the facilities which are provided within the Lacemaker Court complex for themselves.

Lacemaker Court is a purpose built development which was completed approximately 7 years ago and has an attractive appearance and includes many on site facilities such as the residents lounge, restaurant, hairdressers, well being facilities and a hotel room which can be hired by family members visiting Lacemaker Court. The apartment we are selling is positioned on the first floor and it is at the far end of the development and therefore has magnificent views over the Erewash Canal and gardens at the rear of the development. The property benefits from having under floor heating and double glazing and includes a reception hall, open plan lounge area which has double glazed French doors with a Juliette balcony and this leads into the kitchen which is well fitted and includes several appliances. There are two good size bedrooms and a shower room which can be accessed by both the hall and main bedroom. There are communal gardens and visitor parking, all of which are maintained and looked after by the management company.

Lacemaker Court is within easy reach of Long Eaton town centre where there are various shops which include Asda, Tesco and Aldi superstores along with many other retail outlets, there are healthcare and sports facilities at hand with the well regarded Clifford Gym being only a short walk away as is the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which runs along Tamworth Road and takes you to Castle Donington and the airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

As you enter Lacemaker Court you go to the left where there is a door taking you to the main hallway from which the lift provides access to the first floor. Leave the lift and turn right going through an internal door and along the corridor to the end and the entrance door to the apartment can be found on the right hand side.

### Reception Hall

The spacious reception hall has a shelved cloaks cupboard which houses the electric consumer unit and an airing/storage cupboard, under floor heating and there are doors to:

### Living/Dining Room

16'6 x 10'8 approx (5.03m x 3.25m approx)

This light and airy open plan living space has double glazed French doors with a Juliette balcony and a double glazed window to the side looking out over the garden and the Erewash Canal at the rear and there is a further double glazed window to the side of the room, cornice to the wall and ceiling, under floor heating and a TV point.

### Kitchen

10'7 x 7'9 approx (3.23m x 2.36m approx)

The kitchen area is accessed from the lounge/sitting room and has cream Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with mixer tap and a four ring hob set in a work surface which extends to two sides and has ranges of cupboards, with the corner cupboards having carousel fittings, recess with telescopic towel rails and a place to store trays, drawers, space and plumbing for an automatic washing machine below, oven with cupboards above and below, space for an upright fridge/freezer, shelved pantry style cupboard, matching eye level wall cupboard, hood with stainless steel back plate to the cooking area, under floor heating and double glazed window overlooking the garden and Erewash canal.

### Bedroom 1

15'9 x 10'2 approx (4.80m x 3.10m approx)

Double glazed window overlooking the gardens, under floor heating and door to the wet/shower room.

### Bedroom 2

11'2 x 7'6 approx (3.40m x 2.29m approx)

Double glazed window overlooking the gardens and under floor heating.

### Shower Room

The shower/wet room can be entered from either the main bedroom or the hallway and has a walk-in shower/wet room area with a mains flow shower system, tiling to two walls and a hand rail, wall mounted hand basin with mixer tap, glazed shelf with mirror and light over, low flush w.c. with a concealed cistern, towel rail and under floor heating.

### 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.

### Agents Notes

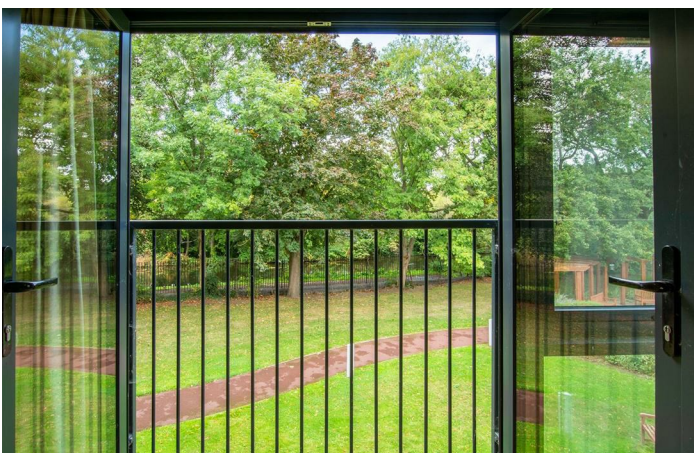
We are selling a 75% ownership of this apartment which is leasehold and the main costs per month is the rent and service charge of £424 pcm which includes a utility charge of £79.52 p.c.m. and a support charge of £23.28 pcm and the ground rent is £150 p.a. and there are other care facilities with associated costs that can be used by residents if required.

We can provide a further breakdown of what is included with the service charge to interested parties.

### Directions

Proceed out of Long Eaton along Tamworth Road and the development can be found on the right hand side.

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## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(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.