Robert Ellis

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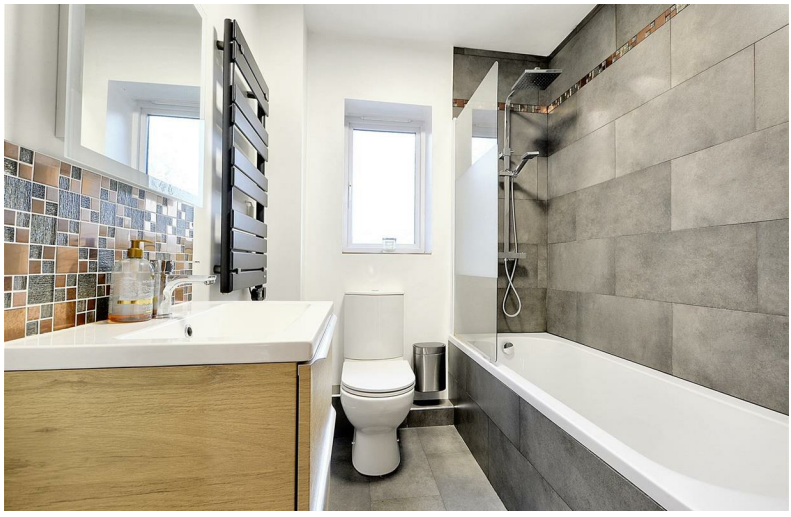

Upton Close,
Castle Donington, Derby
DE74 2GN

£160,000 Leasehold

0115 946 1818

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A TWO BEDROOM SECOND FLOOR APARTMENT WHICH HAS BEEN REFURBISHED AND RE-DECORATED.

Robert Ellis are delighted to bring to the market this attractive and well-presented two bedroom apartment situated in the heart of Castle Donington, with fantastic access to the A50 and M1 road networks, along with easy commutes to local shops and amenities. The property is in excellent condition, as the current owners have fully refurbished the property with a new kitchen, bathroom and en-suite, as well as re-decorated throughout.

The property is constructed of an attractive facia brick to the external elevation under a tiled roof. Access to the apartment is via secure entry system and the property is located on the second floor. In brief, the accommodation comprises of an entrance hall with a large storage cupboard, lounge, kitchen, two bedrooms and bathroom, with the master bedroom having an ensuite. To the rear of the property there is secure gated access to an allocated parking space (belonging to the property), along with visitor parking and communal garden. The property is presented in first class condition and will appeal to first time buyers or investors.

Castle Donington is a very popular village, with a number of local amenities and facilities, including various shops that are within easy walking distance of the apartment, such as large Aldi and Co-op stores. There are healthcare (GP, opticians, dentists, pharmacy) and sports (gym, football, cricket, rugby pitches) facilities, numerous pubs and restaurants, as well as walks in the surrounding picturesque countryside. Excellent transport links include J24 of the M1, which connects to the A50 and A42, East Midlands Airport, East Midlands Parkway station and various other roads which take you to local towns and cities, including Nottingham, Derby, Loughborough and Leicester with Birmingham also being within easy reach.

Entrance Hall
Storage cupboard, intercom telephone system and doors to:

Lounge
13'7 x 11'5 approx (4.14m x 3.48m approx)

Study Area
6'11 x 5'3 approx (2.11m x 1.60m approx)
Electric heater.

Kitchen
12'10 x 9'10 approx (3.91m x 3.00m approx)
Recently re-fitted kitchen, window to the lounge area, wall and base units with stylish wood effect work surface over, integrated appliances, sink with drainer, electric oven and hob, double glazed window to the front and inset spotlights.

Bedroom 1
11' x 9'2 approx (3.35m x 2.79m approx)
UPVC double glazed window to the front, electric radiator and access to:

En-Suite
6'3 x 3'11 approx (1.91m x 1.19m approx)
Double shower cubicle, vanity wash hand basin, low flush w.c., stylish electric towel heater and splashback tiles.

Bedroom 2
10'8 x 6'11 approx (3.25m x 2.11m approx)
Fitted wardrobes, UPVC double glazed window to the rear, electric heater.

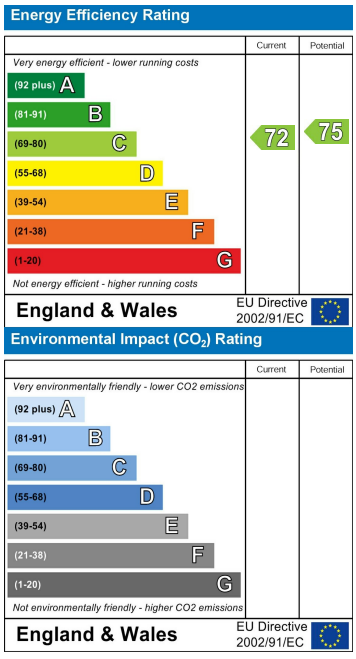
Bathroom
6'2 x 6' approx (1.88m x 1.83m approx)
Recently re-fitted with a three piece suite comprising of a panelled bath with rain water shower over, low flush w.c., wall mounted vanity wash hand basin, electric heated towel radiator, splashback tiles and obscure double glazed window to the rear.

Outside
To enter the property there is a secure intercom system and there is allocated parking, visitor parking and access to the communal gardens.

Directions
Proceed out of Long Eaton and through Sawley towards Castle Donington, continue through Castle Donington turning left onto Glover Road, follow the road around and bare left onto Upton Close.
7777AMCO

Agents Note
The property is leasehold and has a 155 year lease which commenced in 1 January 2003. There is ground rent of £150 p.a. and a service charge of £139 pcm, to be verified by a purchaser's solicitor.

Council Tax
North West Leicestershire council band B



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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