



Norfolk Avenue,
Toton, Nottingham
NG9 6GT

£80,000 Leasehold



A SPACIOUS, ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN NEED OF SOME COSMETIC MODERNISATION, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this spacious one double bedroom, ground floor apartment that would be suitable for a wide range of buyers who are looking to put their own stamp on a property. The property is leasehold being constructed of brick and benefits double glazing throughout with electric heating. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, three piece bathroom suite, large double bedroom and open plan kitchen/living room space overlooking the communal garden to the rear. The property is situated within the heart of Toton village and is within a quiet cul-de-sac and comes with one garage.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. There are plenty of schools within the local area including several primary schools and George Spencer Academy being the secondary school of choice. Supermarkets and healthcare facilities are all within walking distance along with Chilwell Retail park and Toton tram station. There are nearby bus routes and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Wooden front door, tiled flooring, painted plaster ceiling, ceiling light.

Kitchen

10'9 x 4'8 (3.28m x 1.42m)

uPVC double glazed window overlooking the side, tiled flooring, built in storage, painted plaster ceiling, ceiling light.

Lounge

11'0 x 16'7 (3.35m x 5.05m)

uPVC double glazed windows overlooking the side and the rear, tiled flooring, electric storage heater, textured ceiling, ceiling light.

Bedroom

11'1 x 12'7 (3.38m x 3.84m)

uPVC double glazed window overlooking the rear, tiled flooring, electric storage heater, textured ceiling, ceiling light.

Bathroom

6'5 x 5'3 (1.96m x 1.60m)

Tiled flooring, bath, pedestal sink, WC, painted plaster ceiling, ceiling light.

Outside

The property is accessed through the communal hallway and is situated on the ground floor. To the rear, there is a communal garden for residential use. The property also comes with one garage

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road, take the second turning on the right into Norfolk Avenue and proceed along the road and to the left whereby Shirley Court becomes visible immediately ahead.

8522RS

Council Tax

Broxtowe Borough Council Band A

Agency Notes

£104.67 PER MONTH SERVICE CHARGES

Peppercorn ground rent

Lease 999 years from 24th June 1972

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric storage heaters

Septic Tank – No

Broadband – BT, SKY

Broadband Speed - standard 8 mbps

Superfast 60 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
	45	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.