Robert Ellis

look no further...

Gough Grove,
Long Eaton, Nottingham
NG10 3NZ

£195,000 Leasehold

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A WELL PRESENTED TWO BEDROOM DUPLEX APARTMENT SITUATED ON GOUGH GROVE, OFFERING SPACIOUS AND MODERN ACCOMMODATION IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this attractive duplex apartment which provides well balanced living accommodation across two floors. The property benefits from a spacious kitchen diner fitted with integrated appliances, creating an excellent space for everyday living and entertaining. There are two well proportioned bedrooms along with a stylish four piece main bathroom, offering both practicality and comfort.

Externally, the property benefits from allocated parking and is conveniently positioned for access to the train station, local shops and amenities, making it ideal for commuters and first time buyers alike. Being well presented throughout, an internal viewing is highly recommended to fully appreciate the space and accommodation on offer.

The property is within easy reach of the Asda, Aldi, Lidl and Tesco stores and other numerous retail outlets found in Long Eaton town centre, if required there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include junctions 24 and 25 of the M1, East Midlands Airport. Long Eaton train stations is within walking distance and East Midlands Parkway and the A52 and other main roads all provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hallway
UPVC double glazed door to the front, tiling to the floor and carpeted stairs to the first floor.

First Floor Landing
Radiator, carpeted flooring and doors to:

Living Room
13'5 x 14'2 approx (4.09m x 4.32m approx)
Double glazed window to the front, two radiators, TV point and laminate flooring.

Kitchen
13'8 x 7'6 approx (4.17m x 2.29m approx)
Fitted with a range of matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas burner and extractor over, integrated washing machine, double glazed window to the rear, tiled floor, radiator and space for a dining table.

Separate w.c.
Low flush w.c., built-in storage cupboard, double glazed window to the rear, tiled floor and vanity wash hand basin.

Second Floor Landing
Loft access hatch, radiator, doors to:

Bedroom 1
14'4 x 16'4 approx (4.37m x 4.98m approx)
Double glazed window to the front, radiator and laminate flooring.

Bedroom 2
10'11 x 7'4 approx (3.33m x 2.24m approx)
Double glazed window to the rear, radiator and laminate flooring.

Bathroom
A modern four piece bathroom suite comprising of a free standing bath, pedestal wash hand basin, low flush w.c., single shower cubicle, Velux skylight, radiator and part tiled floor and walls.

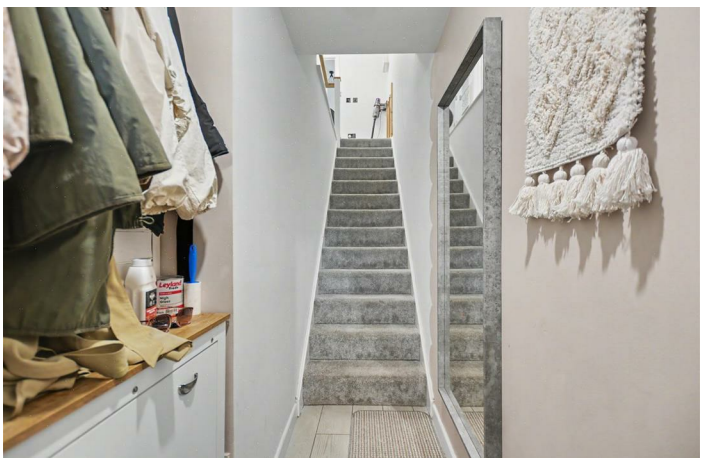
Outside
The property benefits from an allocated parking space which is located to the rear, along with additional parking if required.

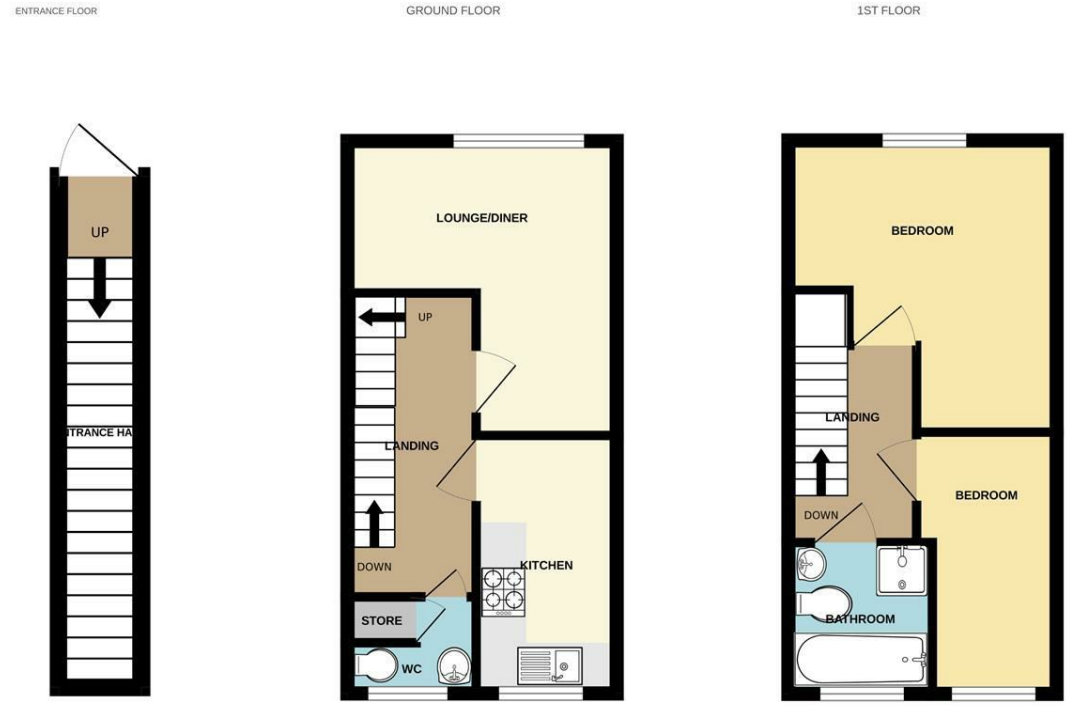
Directions
Proceed out of Long Eaton along Tamworth Road continuing for some distance and passing over the canal bridge. Turn right onto Hawthorne Avenue, continue along take the left hand turning onto Gough Grove.
9327CO

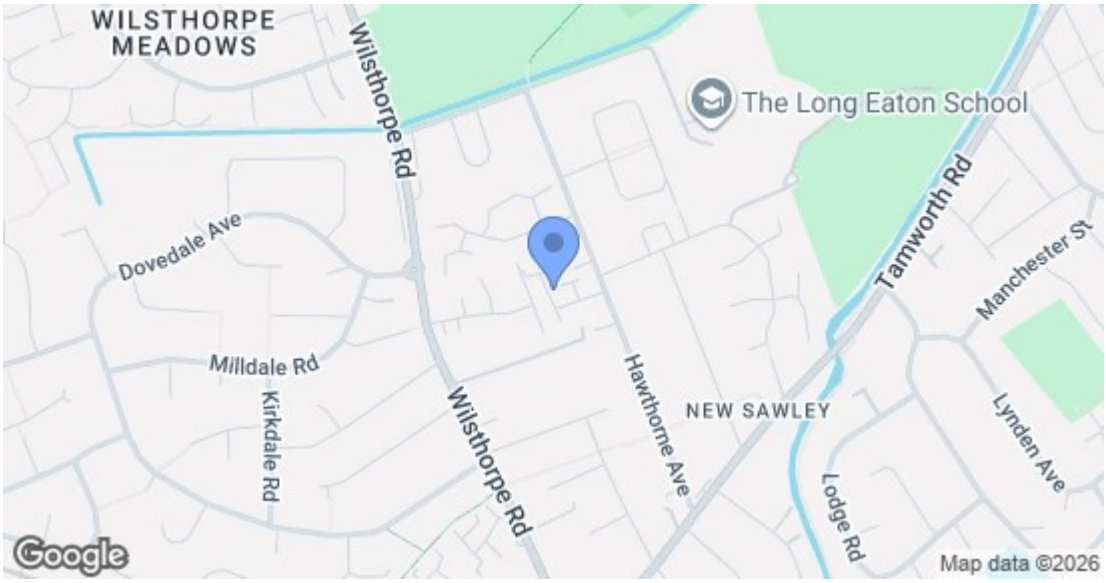
Agents Notes
This property is leasehold with a 999 year lease which commenced 1.1.10. There is no service charge or ground rent payable.

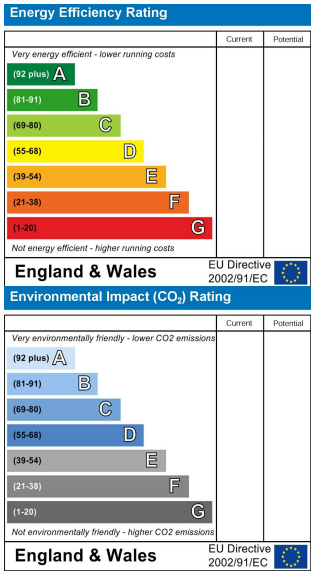
Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1800mbps
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









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.