



Acton Road,
Long Eaton, Nottingham
NG10 1QX

O/O £100,000 Leasehold



A ONE BEDROOM GROUND FLOOR APARTMENT IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to bring to the market a property which is ideal for the first time buyer, someone downsizing or an investor. The property benefits from being located on the ground floor within the development and is clean, tidy and has been well looked after. There is a generous amount of space on offer for anyone looking to get on the property ladder. This purpose built development is located close to Long Eaton town centre and has fantastic access to amenities such as Aldi, Lidl, Tesco and Asda.

In brief the accommodation comprises of a living kitchen diner, all open plan with ample natural light provided by the two double glazed windows to the rear, double bedroom and bathroom with a three piece white suite. Outside there is off street parking and an early viewing is recommended to appreciate all that is on offer.

As previously mentioned the property is within easy reach of the amenities and facilities offered by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are health care and sports facilities along with excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



Communal Hall

With door to:

Lobby

Boiler cupboard housing the water tank.

Open Plan Living Kitchen

Kitchen Area

12'8 x 6'2 approx (3.86m x 1.88m approx)

The kitchen comprises of wall and base units with work surface over, stainless steel sink with drainer, electric oven with hob and extractor hood over, splashbacks, vinyl flooring.

Lounge Area

17'7 x 15'4 approx (5.36m x 4.67m approx)

Comprising of an electric heater, two double glazed windows to the rear.

Bedroom

10'6 x 8'11 approx (3.20m x 2.72m approx)

Giving access through the Jack and Jill doors to the bathroom, UPVC double glazed window to the rear, electric heater.

Bathroom

6'2 x 5' approx (1.88m x 1.52m approx)

Three piece suite comprising of a panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, low flush w.c., chrome heated towel radiator, shaver point and splashback tiles and extractor fan.

Outside

On entering the property there are steps providing access to the front door of the development which leads to the communal hall. There is parking to the rear.

Agents Notes

The property is held leasehold with a 125 year lease white commenced 1 January 2007. There is a service charge of £78.63 pcm and ground rent of £131.77 paid 6 monthly.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker pub take the

fourth turning onto Oakleys Road, left onto Acton Road and the property can be found on the right hand side.

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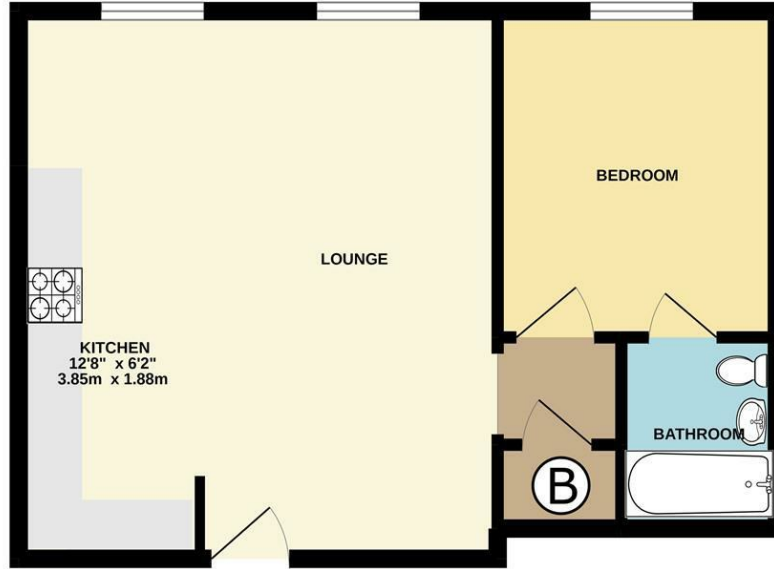
Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

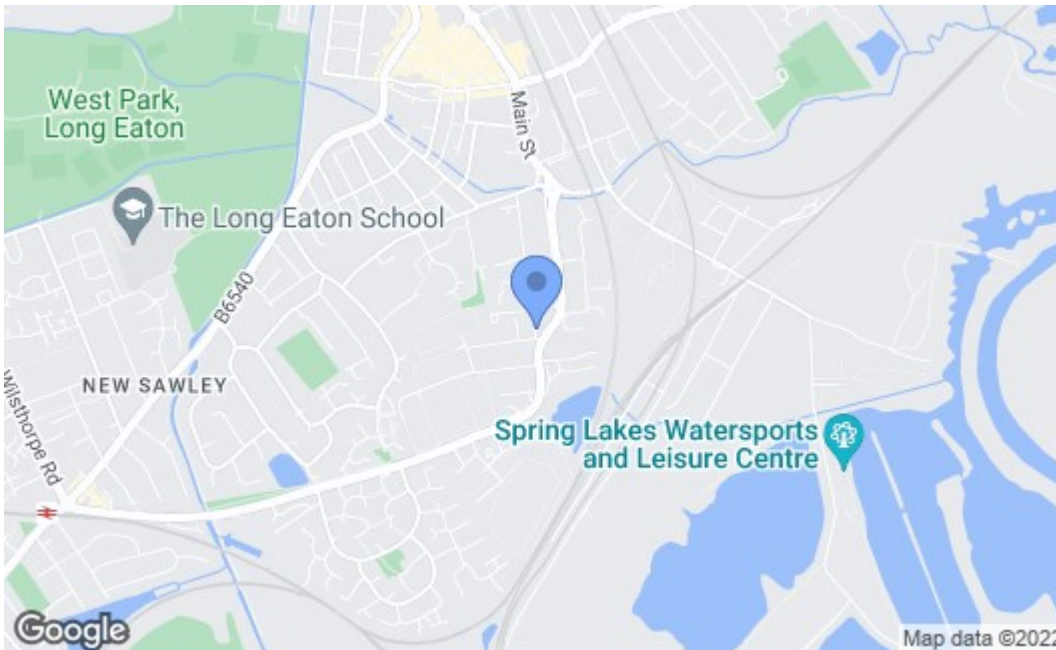
Your property may be repossessed if you do not keep up repayments on your mortgage.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



6 ROWE COURT
TOTAL FLOOR AREA : 418 sq.ft. (38.8 sq.m.) approx.
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			
(81-91) B		78	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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