Robert Ellis

look no further...







Acton Road,
Long Eaton, Nottingham
NG10 1QX

£119,000 Leasehold

0115 946 1818

/robertellisestateagent @robertellisea

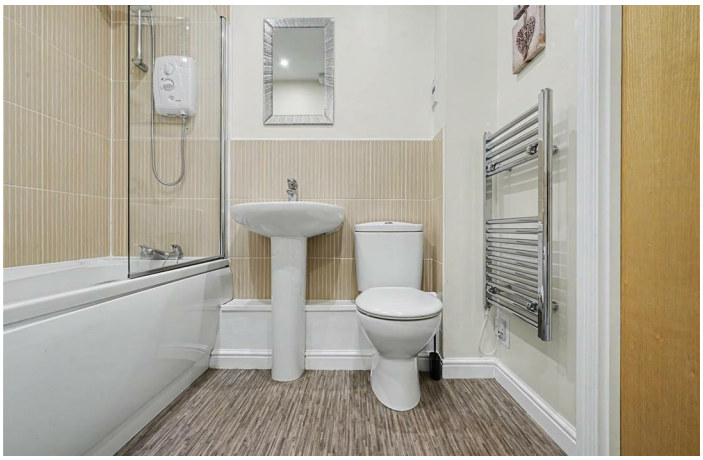


A WELL-PRESENTED TWO-BEDROOM SECOND-FLOOR APARTMENT WITH NO ONWARD CHAIN, SITUATED ON ACTON ROAD, ROWE COURT

Robert Ellis are pleased to bring to the market this well-presented and deceptively spacious two-bedroom second-floor apartment, offered for sale with the benefit of no onward chain. Ideally suited to first-time buyers and investors alike, the property occupies a popular residential location and offers well-proportioned accommodation, an allocated parking space and excellent access to local amenities and transport links. An early viewing comes highly recommended.

In brief, the accommodation comprises an entrance hallway with useful storage cupboard, two well-proportioned double bedrooms, a bathroom and an open-plan living kitchen, providing a versatile space for both relaxing and entertaining. Outside, the property benefits from an allocated parking space.

The property is conveniently positioned for access to a range of local amenities, shops and supermarkets, with excellent transport links providing easy access to the surrounding road networks and nearby railway stations. The location is ideal for commuters, offering convenient connections to Nottingham, Derby and beyond, while local facilities and everyday essentials are all within easy reach.





Communal Entrance Hall

Entrance Hall
6'7 x 6'9 approx (2.01m x 2.06m approx)
The entrance hallway has grey carpeted flooring, ceiling light and an electric storage heater, and intercom telephone. This has a storage cupboard and doors to two bedrooms, bathroom and open plan living kitchen

Bedroom One
10'7 x 8'9 approx (3.23m x 2.67m approx)
The main bedroom has a UPVC double glazed window overlooking the front elevation, carpeted flooring, ceiling light, electric storage heater, TV and phone point and a door into the bathroom.

Bedroom Two
10'7 x 8'2 approx (3.23m x 2.49m approx)
The second bedroom has a UPVC double glazed window overlooking the front, carpeted flooring, ceiling light and electric storage heater.

Bathroom
6'7 x 5'5 approx (2.01m x 1.65m approx)
The bathroom has vinyl flooring, ceiling spotlights, chrome towel radiator, low flush W.c, freestanding pedestal sink with mixer tap, shaving plugs, tile splashbacks, bath with electric shower over, glass shower screen and extractor fan.

Open Plan Living Kitchen Diner
22'5 x 19 approx (6.83m x 5.79m approx)
With two UPVC double glazed windows to the front elevation, grey carpeted flooring, two electric storage heaters, TV and phone point, two ceiling lights.

In the kitchen area there are recessed ceiling spotlights and vinyl flooring. The kitchen consists of wall and base units, laminate rolled edge worktop, splashback tiling, integral oven, space for a washing machine, fridge freezer, four-ring ceramic hob and a stainless steel inset sink with swan neck mixer tap.

Outside
There is an allocated parking space at the rear of the building.

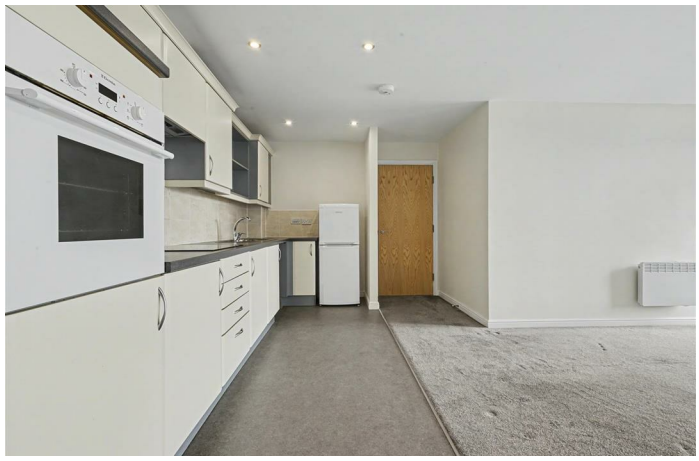
Council Tax
Erewash Borough Council Band B

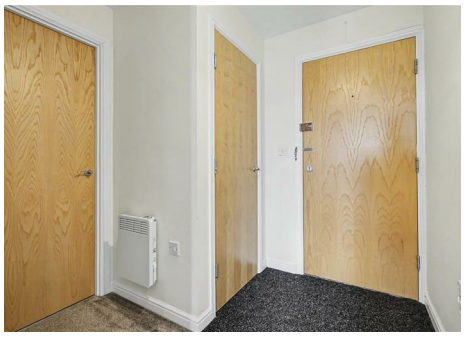
Agents Notes
There is a service charge of £120.12 per month, £1441.45 annually, paid 6 monthly.
The property is held leasehold with a 125 year lease which commenced 1 January 2007

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.
9575JG

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone
Sewage – Mains supply
Flood Risk – Low, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No









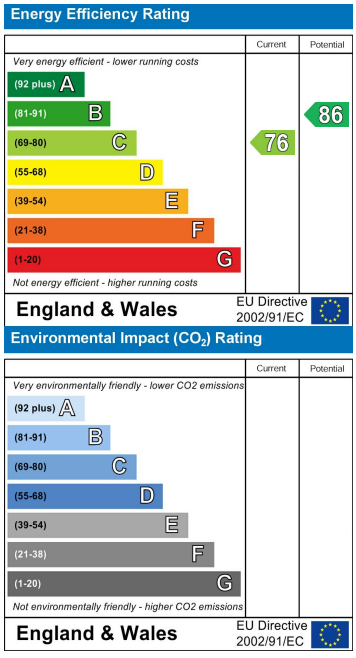


Robert Ellis
ESTATE AGENTS

2ND FLOOR







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818