



Cooke Close,  
Long Eaton, Nottingham  
NG10 3RX

**Price Guide £160-170,000**  
**Leasehold**





A TWO BEDROOM BUNGALOW SITUATED IN THIS SOUGHT AFTER OVER 60'S RETIREMENT DEVELOPMENT LOCATED ON THE OUTSKIRTS OF LONG EATON. COMING TO THE MARKET WITH NO UPWARD CHAIN.

Being situated on this select retirement development on the outskirts of Long Eaton, this two bedroom mid terrace bungalow provides ideal accommodation for those looking to live on a single level and have a property where all the external works are handled by the management company. This particular bungalow has been freshly decorated and offers accommodation on a single level with the benefit of a communal function room on site along with kitchen, laundry facilities and on site manager. Situated close at hand are a number of local amenities including Tesco Express and a medical centre found within walking distance. For the full size and extent of the property to be appreciated we strongly recommend all interested parties take an internal inspection.

The property is constructed of brick to the external elevation under a tiled roof and derives the benefit of electric heating and double glazing. In brief the accommodation comprises of an entrance hallway, two bedrooms, bathroom, living room and fitted kitchen. Gardens to the front and rear and additional communal reception space. The property benefits from having communal parking located opposite to the property. The property also has an emergency pull cord system throughout for security and safety.

As previously mentioned the development is within easy reach of shopping and health care facilities with the Asda, Tesco superstore, Aldi and Lidl along with many other retail outlets being found in Long Eaton which is a few minutes drive away, there are sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby and other parts of the region.





### Entrance Hall

13'5 x 2'6 approx (4.09m x 0.76m approx)

The entrance hall has a single composite red front door, carpeted flooring, a ceiling light, an emergency pull-cord system, a wall mounted consumer unit, an electric radiator, access to the loft via a loft hatch, two large in built storage cupboards. The hallway has doors off to the bathroom, two bedrooms and lounge diner.

### Airing Cupboard

With inbuilt cupboard, ideal for storage

### Lounge Diner

12'7 x 13'8 approx (3.84m x 4.17m approx)

With uPVC double glazed sliding doors to the rear garden, carpeted flooring, ceiling light, electric fireplace and surround, TV point, electrical power emergency pull cord and a door into the kitchen

### Kitchen

6'10 x 9'9 approx (2.08m x 2.97m approx)

With uPVC double glazed window to the front, vinyl flooring, ceiling light, extractor fan, electrical emergency pull cord, electrical storage heater.

The kitchen consists of wall and base units to two walls, wooden base units and white laminate units on walls, with cream laminate rolled edge worktops with inset one and a half cream sink and drainer, tile splash backs, in-built oven and four ring electric hob and space for standing fridge freezer and space and plumbing for washing machine.

### Master Bedroom

10'3 x 10'5 approx (3.12m x 3.18m approx)

With uPVC double glazed window to the rear, carpeted flooring, electric storage heater, ceiling light, emergency pull cord, in built wardrobe;

### Wardrobe in Master

With two doors that open with rail and shelf above.

### Bedroom Two

10'6 x 7'1 approx (3.20m x 2.16m approx)

With uPVC double glazed window to the front, carpeted flooring, electric storage heater, ceiling light, emergency pull cord.

### Bathroom

7' x 5'5 approx (2.13m x 1.65m approx)

With uPVC double glazed patterned window to the front, vinyl flooring, ceiling light, electric storage heater, extractor fan, low flush white W.C, pedestal sink, bath with electric shower above.

### Outside

To the front of the property, there is a lawned area and to the rear

there is a small patio area ideal for a table and chairs and lawned garden. These are maintained by the management company.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. After passing the first mini island take the next turning on the right hand side into Cranfleet Way where Cooke Close can be found as a turning on the left. 8333JG

### Council Tax

Erewash Borough Council Band B

### Additional Information - Agents Notes

The vendor has advised the following:

The Service charges for 2024 are £2,100 which equates to £175 per month.

The property Tenure is leasehold. the terms of which are 124 years from 15th October 1999, with 99 Years remaining.

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and

Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

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

### Agents Notes

This is a leasehold property with a 125 year lease which commenced 29th September 2000 - with 97 Years remaining - but this requires further verification.

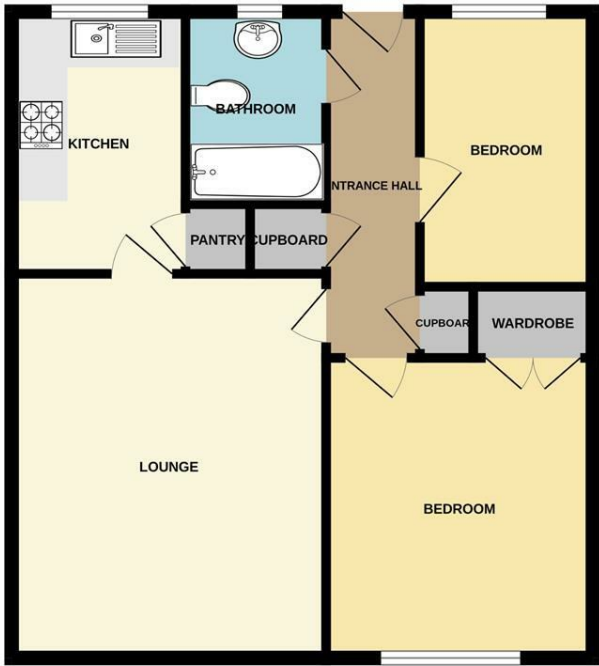
The monthly service/management fee is £233pm which covers the cost of building insurance, garden maintenance, cleaning the outside of the windows, maintaining the electric storage heaters, TV licence, the running of the complex and the scheme manager who is there to assist during weekdays with there being a call centre support for residents at other times.

The properties within this development are for people over 60 years of age.





GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 100       |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.