



Calverton Close,
Toton, Nottingham
NG9 6GW

£175,000 Leasehold
75% Share



THIS IS A TWO BEDROOM END BUNGALOW SITUATED WITHIN THIS SELECT RETIREMENT DEVELOPMENT OF SIMILAR BUNGALOWS WHICH IS POSITIONED IN TOTON AND THEREFORE CLOSE TO MANY LOCAL AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Robert Ellis are pleased to be instructed to market this two bedroom end bungalow which is being sold with the benefit of a complete upward chain. The property is tastefully finished throughout and for the size and layout of the accommodation to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see all the accommodation included for themselves. The property is leasehold and we selling a 75% share with the other 25% being owned by Derwent Housing Association. Owners pay a monthly management charge which is used to maintain the external areas including the communal gardens at both the front and rear of the property and maintain the parking areas which are close to the property.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. In brief the property includes a fully enclosed reception porch which has a built-in store off and there is a door with an inset glazed panel leading into the reception hall which has a cloaks cupboard and airing/storage cupboard off, the lounge is positioned towards the rear of the property and this is of a good size and includes a dining area and has double glazed patio doors leading out to a sitting area at the rear of the bungalow, the kitchen is well fitted with wall and base cupboards and includes stand alone appliances which will remain at the property when it is sold including a fridge/freezer, oven and automatic washing machine. The two bedrooms are a good size and the main bedroom has ranges of built-in wardrobes and drawers extending along two walls and the bathroom has been changed into a wet room with fully tiled walls and wet room flooring and a Mira electric shower. Outside there is the sitting area to the rear of the bungalow, communal mainly lawned gardens around the complex and parking is provided in a car park which is close to the property we are selling.

Toton is a very desirable residential area with there being a Tesco superstore within a few minutes walk of the property with further shopping facilities being found in the nearby towns of Beeston and Long Eaton as well as the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and a number of coffee eateries, there are healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, the latest extension to the Nottingham tram system which terminates in Toton, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having a half double glazed door to the front and double glazed window to the side, built-in storage cupboard with power and lighting and internal UPVC door with inset ornate glazed panel leading to:

Reception Hall

Airing/storage cupboard, separate cloaks cupboard, radiator and cornice to the wall and ceiling.

Lounge/Sitting Room

17'5 x 10'6 approx (5.31m x 3.20m approx)

Double glazed patio doors leading out to the rear garden, feature coal effect electric fire set in an Adam style surround with tiled inset and hearth, radiator and cornice to the wall and ceiling.

Kitchen

The kitchen has a Blanco sink with a mixer tap set in an L shaped work surface with stand alone automatic washing machine, cupboards and drawers beneath, upright electric oven, work surface with cupboards under, upright shelved pantry style cupboard, double wall cupboard, fridge/freezer, wall mounted boiler, tiling to the walls by the work surface areas, double glazed window to the front, hood over the cooking area and cornice to the wall and ceiling.

Bedroom 1

11'7 x 9'9 approx (3.53m x 2.97m approx)

The main bedroom has a double glazed window to the rear, wardrobe and cupboards to either side of the bed position with storage cupboards over, range of wardrobes and drawers to a second wall and a radiator.

Bedroom 2

9'4 x 8'3 approx (2.84m x 2.51m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

Shower Room

The bathroom has been changed over recent years into a wet room and has fully tiled walls with a wet room/shower flooring with a Mira electric shower, hand basin, low flush w.c., radiator, opaque double glazed

window, wall mounted heater and mirror to the wall by the sink position.

Outside

Outside the property there is car parking provided and communal gardens which are maintained by the management company.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub into High Road which becomes Stapleford lane. Continue to the traffic lights and turn right onto Swiney Way, follow the road around bearing right into Calverton Close just after Tesco and the property can be found on the right hand side.

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Agents Notes

The property is held leasehold on a 99 year lease which commenced 31st July 1992. £105 per month management charge including an emergency button.





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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(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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