



Station Street,  
Long Eaton, Nottingham  
NG10 1GL

**£84,500 Leasehold**



A WELL PRESENTED, SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT SITUATED IN THIS UNIQUE DEVELOPMENT IN THE HEART OF LONG EATON.

Robert Ellis are pleased to bring to the market this recently refurbished and upgraded development comprising of apartments with additional storage facilities. Situated in the centre of Long Eaton town centre within walking distance of all the local shops, amenities and transport links that the area has to offer, we feel this particular property will suit a wide range of potential purchasers, in particular those in search of a good potential rental return in a prime letting location. The property comes to the market with NO UPWARD CHAIN and will be available from November. An early internal viewing comes highly recommended.

The property is accessed via a communal entry system which gives access to an impressive communal hallway, the apartment itself provides a spacious hallway, good size bathroom, two double bedrooms and open plan lounge and kitchen area. The property would be ideal for an investor or first time purchaser.

The apartment is situated in a well maintained block and is located within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the High Street, there are health care and sports facilities including Cliffords gym and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



## Hallway

With front entrance door and telephone entry system.

## Lounge/Kitchen

23'9 × 16'7 approx (7.24m × 5.05m approx)

Open plan kitchen and lounge with laminate flooring, two UPVC double glazed windows and two wall mounted electric heaters. The kitchen area provides white high gloss units with plumbing for an automatic washing machine, sink and drainer unit and integrated oven.

## Bedroom 1

12'7 × 10'6 approx (3.84m × 3.20m approx)

UPVC double glazed window and wall mounted electric heater.

## Bedroom 2

12'8 × 10'4 approx (3.86m × 3.15m approx)

UPVC double glazed window, wall mounted electric heater.

## Bathroom

Panelled bath with shower over, pedestal wash hand basin, low flush w.c., built-in storage cupboard, wall mounted heated towel radiator and UPVC double glazed window.

## Directions

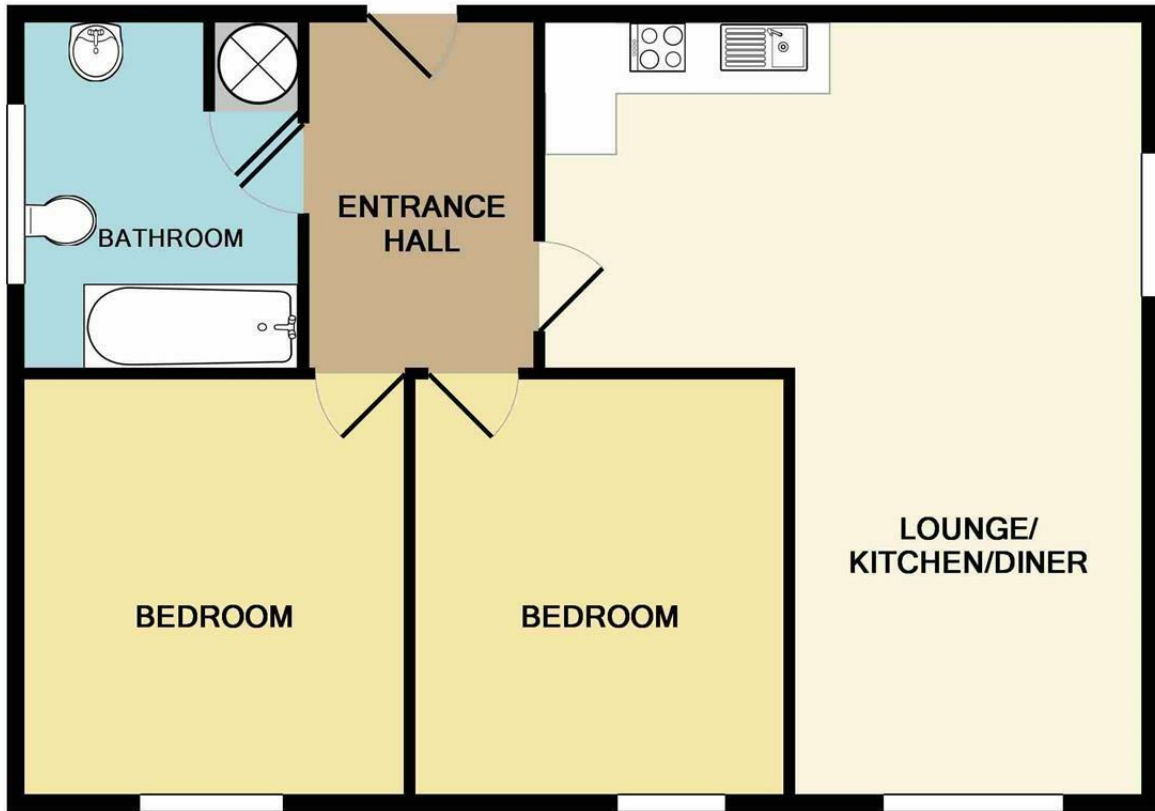
Proceed out of Long Eaton along Waverley Street and at the main traffic lights turn left into Station Road and the property can be found on the right on the corner.

6800AMMP

## Agents Notes

The property has a 125 year lease starting in November 2015. There is a ground rent of £250 p.a. and service charge of £2320 p.a.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.