

**Ground & First Floor Apartments,
Regent Street,
Long Eaton, Nottingham
NG10 1IX
£270,000 Freehold**



Robert Ellis are pleased to be instructed to market this ground floor two double bedroom apartment which is situated close to the heart of Long Eaton and is therefore within walking distance of all the amenities and facilities provided by the town centre.

The property is on the ground floor of just two apartments that will be built in this select development which is currently in the course of being constructed and will be completed and ready for occupation during April/May of 2024.

The building will stand back from Regent Street with parking at the front and will be constructed of an attractive facia brick to the external elevations under a pitched tiled roof. The first apartment we are marketing is on the ground floor and will have its main entrance door at the side. The well proportioned accommodation will derive all the benefits from having gas central heating, double glazing and being well insulated throughout, will be a very efficient home to run with utility costs being kept to a minimum. The property will also benefit for having solar panels on the roof and an electric car charging point.

The accommodation will include a reception hall with doors leading to the open plan living/dining kitchen which will have two windows to the front, the kitchen area will be exclusively fitted and include appliances and the living/dining area will be spacious. The two double bedrooms are positioned at the rear of the apartment and the bathroom will be luxuriously fitted with a white suite, complete with a shower over the bath. There will be high quality LVT flooring to the hall, living/dining kitchen and bathroom and carpeting to the two double bedrooms. Outside there will be a parking space at the front and a garden and sitting and drying areas at the rear.

For more information about this two double bedroom apartment, please contact Mark Philpott or Holly Torr on 0115 946 1818.



Ground Floor Apartment

Reception Hall

Open Plan Living/Dining Kitchen

Bedroom 1

Bedroom 2

Bathroom

Outside

Parking space to the front.

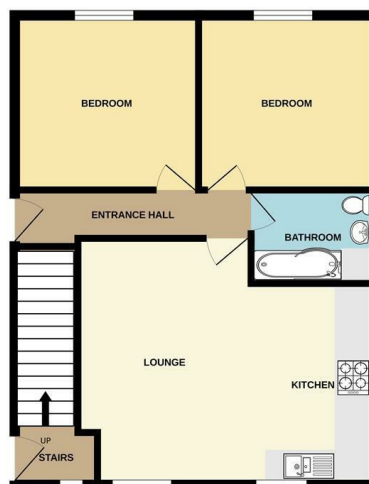
Directions

The property is found immediately off Long Eaton town centre on Regent Street found as a turning between The Post Office and National Westminster Bank on Long Eaton Market Place. 7639AMMP

Agents Notes

The property will have a 125 year lease - ground rent and any service charge to be agreed.

Reservation - If you would like to reserve this property Robert Ellis will hold a £500 reservation fee to be paid by a prospective purchaser.



GROUND FLOOR REGENT STREET
TOTAL FLOOR AREA: 555 sq ft (51 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and should not be relied upon for any legal or financial purposes. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The agent, Robert Ellis, does not warrant or guarantee the accuracy of the floor plan. Made with Metaphor 12020

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.

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