Robert Ellis

look no further...

Whysall Road,
Long Eaton, Nottingham
NG10 3QZ

£149,950 Leasehold

AN IMMACULATE AND WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE POPULAR DEVELOPMENT OF THE PENNYFIELDS BOULEVARD.

Robert Ellis are delighted to bring to the market a property that was constructed in 2007 and offers light and airy accommodation throughout. The property would ideally suit a first time buyer or buy to let investor or somebody looking to downsize with this property being situated on the ground floor. It would also appeal to anybody who is not looking for any stairs.

The property benefits from electric heating and has recently had new storage heaters fitted where two are digital storage heaters than can be programmed by using an app on your mobile phone. The property has its own allocated parking space to the rear and can be accessed from the front or rear elevation with a well maintained communal hallway and a communal garden to the rear. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

In brief, the accommodation comprises of a communal entrance door via a secure telecom entry system, there is a spacious entrance hall with a large storage cupboard, lounge with two windows which is open to the fitted kitchen, there are two double bedrooms, the master having an en-suite shower room and a separate bathroom. There is one allocated parking space to the rear.

The apartment is within a minutes driving distance of all amenities and facilities provided by Long Eaton, which includes the Asda and Tesco superstores and the numerous other retail outlets. There are schools for all ages, health care and sports facilities including the West Park leisure centre and the adjoining park as well as excellent access to the M1, Long Eaton train station and other transport links including East Midlands Airport, the A52 and other main roads leading to Nottingham and Derby alike.

Entrance hall
Door to storage cupboard, telecom and digital electric storage heater with doors to:

Lounge
17'20 x 10'24 (5.18m x 3.05m)
Two UPVC double glazed windows to the front, TV and telephone point, digital electric storage heater and opening to the:

Kitchen
10'31 x 6'55 (3.05m x 1.83m)
Wall, base and drawer units with work surface over, one and a half sink with sink waste and drain unit with mixer tap over, splashbacks, built in fridge and freezer, integrated electric oven, hob and extractor hood over, built in washer/dryer, wine rack and UPVC double glazed window to the rear.

Bedroom 1
12'46 x 11'72 (3.66m x 3.35m)
Two UPVC double glazed windows to the front, electric storage heater, TV and telephone point and doors to:

En-suite
Walk-in shower cubicle with shower from the mains, pedestal wash hand basin, low flush W.C, tiled walls and splashbacks, laminate floor, UPVC double glazed window to the front, shaver point, extractor fan and heated towel rail.

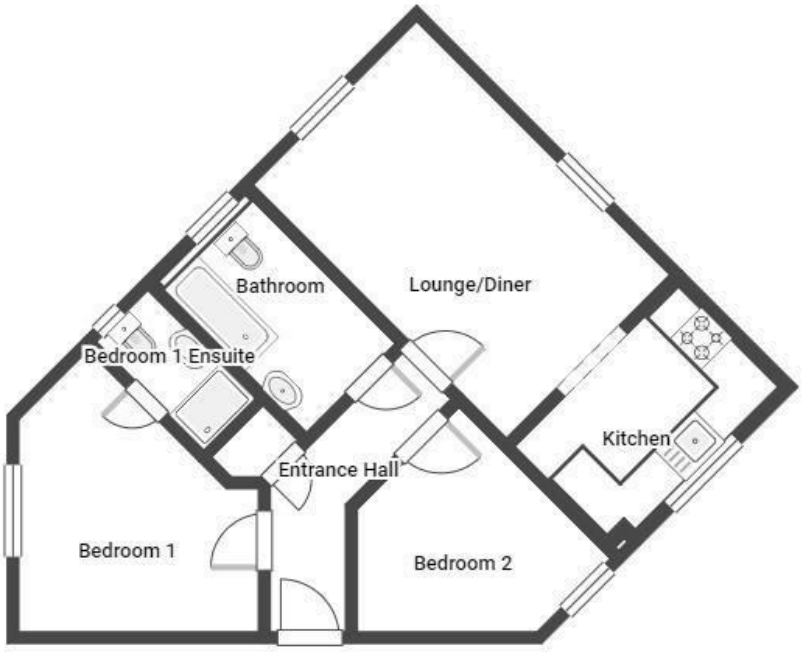
Bedroom 2
10'26 x 10'21 (3.05m x 3.05m)
UPVC double glazed window to the rear and electric storage heater.

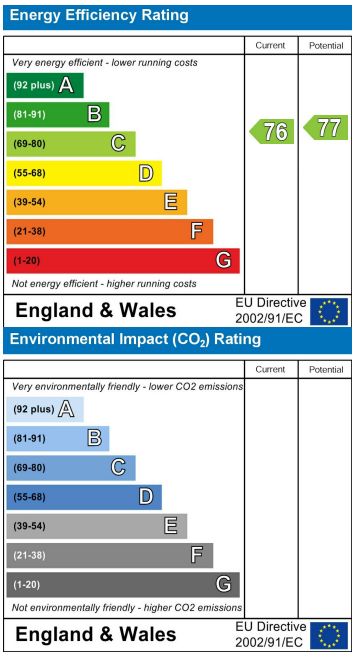
Bathroom
Panelled bath, low flush W.C., pedestal wash hand basin, tiled walls and splashbacks, UPVC double glazed window to the front, storage heater, extractor fan and shaver point.

Outside
There are various lawned gardens to the front and side and rear of the apartment block which provide flower beds and shrubs. There is one allocated parking space.

Agents notes
The property is leasehold and benefits from having a 99 year lease which started in 2007. The ground ground and service charge is £1100 approximately per annum.

Directional note
Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road, proceed along Wilsthorpe Road to the traffic island adjacent to the leisure centre taking the right hand turning onto Pennyfield Boulevard. Take the first turning onto the left into Dunn Drive and Whysall Road can be found at the head of the junction where the block is on the right hand side.





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