



Whysall Road,  
Long Eaton, Nottingham  
NG10 3QZ

**£135,000 Leasehold**



A WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that was constructed in 2007 and offers light and airy accommodation that would suit the first time buyer or buy to let investor. With electric heating the property is found in a block of similar size apartments and benefits from having its own allocated parking space to the rear. The property can be accessed from the front or rear elevation with a well maintained communal hallway. 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 and open to the fitted kitchen area. There are two double bedrooms, the master having an en-suite shower room and a second bedroom with a dressing area, and the separate bathroom. There are two allocated parking spaces to the rear.

The apartment is within minutes driving distance of all the amenities and facilities provided by Long Eaton which include the Asda and Tesco superstores and numerous other retail outlets. If required, excellent schools for all ages, healthcare 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

Storage heater, laminate floor, door to storage cupboard and door to:

### Lounge

17'4 x 10'4 approx (5.28m x 3.15m approx)

Two UPVC double glazed windows to the front, TV and telephone point, laminate floor, storage heater and open to:

### Kitchen

10'2 x 6'6 approx (3.10m x 1.98m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, splashbacks, wine rack, integrated fridge and separate freezer, integrated dishwasher, integrated washing machine, tiled floor, integrated oven and electric hob with extractor hood over, UPVC double glazed window to the rear.

### Bedroom 1

13'1 x 11'2 approx (3.99m x 3.40m approx)

Two UPVC double glazed windows to the front, TV point, electric storage heater and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, pedestal wash hand basin, low flush w.c., heated towel rail, tiled walls and splashbacks, tiled floor, extractor fan and UPVC double glazed window to the front.

### Bedroom 2

11'10 x 11' approx (3.61m x 3.35m approx)

UPVC double glazed window to the rear.

### Dressing Area

7'4 x 6'9 approx (2.24m x 2.06m approx)

UPVC double glazed window to the rear, electric storage heater.

### Bathroom

10'1 x 5'11 approx (3.07m x 1.80m approx)

A white three piece suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled floor, electric storage heater, extractor fan, tiled walls and splashbacks,

shaver point and UPVC double glazed window to the front.

### Outside

There are various lawned gardens to the front and side of the apartment block, which provide flower beds and shrubs. There are two allocated parking spaces at the rear.

### Agents Notes

The property is Leasehold and benefits from having a 99 Year Lease, which started in 2007. The ground rent and service charge is £83 monthly.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. Proceed along Wilsthorpe Road to the first traffic island adjacent to the Leisure Centre taking the right hand turning onto Pennyfields Boulevard. Take the first turning onto the left into Dunn Drive and Whysall Road can be found at the head of the junction.

6543AMEC



GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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