Robert Ellis

look no further...

Calverton Close,
Toton, Nottingham
NG9 6GW

£134,950 Leasehold
75% Share

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A TWO BEDROOM GROUND FLOOR APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

An ideal investment opportunity situated within a small development of properties, most of which are specific to occupation by the over 60's. This ground floor two bedroom apartment is available for sale under a government scheme whereby 75% of the property is purchased and the remainder retained by Places for People who manage the development including a resident warden/manager with a maintenance charge which is currently £109.74 pcm to cover this service as well as external maintenance and garden, building insurance and a lifeline system offering additional piece of mind.

The property is neutrally decorated throughout and an internal viewing is a must to fully appreciate all that is on offer. In brief the accommodation comprises of an entrance hall, two storage cupboards, one housing the hot water tank, lounge, kitchen with cooker, washing machine, tumble dryer and fridge freezer, two double bedrooms and a shower room. There are communal gardens, communal drying area and communal parking.

There is a Tesco superstore on Swiney Way, a Doctors surgery and bus stop outside Calverton Close, with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S Food Store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, radiator, door to understairs storage cupboard, door to additional large storage cupboard housing the water tank and doors to:

Lounge
11'6 x 13'3 approx (3.51m x 4.04m approx)
UPVC double glazed window to the rear, radiator, TV and telephone points, electric fire with Adam style surround.

Kitchen
9'6 x 6'2 approx (2.90m x 1.88m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer, washing machine, tumble dryer, cooker and fridge freezer, plinth fan heater and UPVC double glazed window to the rear.

Bedroom 1
11'5 x 10'5 approx (3.48m x 3.18m approx)
UPVC double glazed window to the front, radiator, light with fan, TV and telephone points.

Bedroom 2
9'1 x 7'2 approx (2.77m x 2.18m approx)
UPVC double glazed window to the rear, radiator, TV and telephone points.

Shower Room
Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, UPVC double glazed window to the front and a radiator.

Outside
Lawned frontage with access to the recessed porch with storage. There is a lawned garden area to the rear with space for a rotary washing line and seating. Ample parking space close to the property within the cul-de-sac.

Agents Notes
The property is held leasehold on a 99 year lease which commenced 31.7.92 with a ground rent of £109.74 pcm for the ground rent and maintenance charges.

Directions
Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and the property can be identified by our for sale board.
7120AMEC

Council Tax
Broxtowe Borough Council Band A

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.

TOTAL FLOOR AREA : 532 sq.ft. (49.5 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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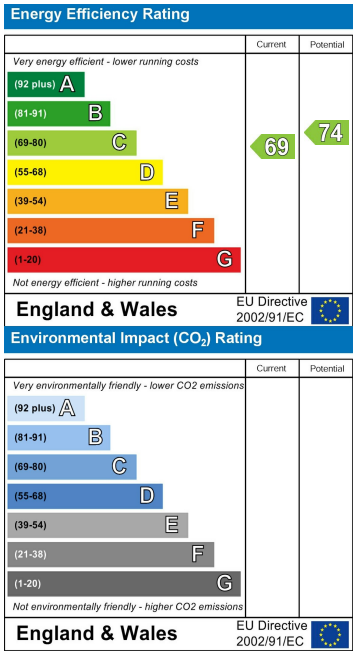

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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