Robert Ellis

look no further...

Overdale Close,
Long Eaton, Nottingham
NG10 3JJ

Price Guide £70-80,000
Leasehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A FIRST FLOOR STUDIO APARTMENT LOCATED ON THE SOUGHT-AFTER DALES ESTATE WITH PARKING AND COMMUNAL GARDENS. THIS PROPERTY WOULD BE PERFECT FOR AN INVESTOR OR FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this first floor studio apartment located on the edge of the popular Dales Estate. This property is currently let and would be a perfect acquisition for an investor, first time buyer or a buyer looking to downsize.

To the front of the block there is a parking space serving the apartment and well-maintained communal gardens. In addition, just beyond the parking area are open recreational fields and access to a play area. This traditional property is located in a block of eight apartments and the accommodation includes a communal hallway with stairway to landing providing access to the apartment, a hallway giving access to a shower room and living space/bedroom with double glazed windows over the communal gardens. Off-of the living/bedroom space there is a door to the well-appointed kitchen. A viewing comes highly recommended in order to fully appreciate the potential of this well proportioned and conveniently located studio apartment.

The property is close to a number of local shops and schools for all ages, health care and sports facilities including West Park Leisure Centre, Tesco and Asda superstores and numerous other retail outlets found in Long Eaton town centre, excellent transport links including J25 of the M1, Long Eaton and Easts Midlands parkway Stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Communal Hallway
A spacious and bright communal hallway lit by UPVC and Velux style windows with stairway access to property.

Hall
UPVC door providing access to entrance hallway, laminate flooring, modern consumer unit, door to:

Open Plan Living/Bedroom Area
14'8 x 10'1 approx (4.47m x 3.07m approx)
A spacious room providing living and sleeping area, two UPVC double glazed windows.

Kitchen
10'10 x 5'9 approx (3.30m x 1.75m approx)
This is a well fitted kitchen comprising a stainless steel sink with drainer and mixer tap, set in gloss white cupboard and drawer units with black laminate surface, integrated cooker and four ring hob with under counter space for washer dryer and free standing fridge freezer, UPVC double glazed window.

Shower Room
10'10 x 5'9 approx (3.30m x 1.75m approx)
A modern shower room comprising white three piece suite of low level w.c with dual press flush, shower cubicle, wash hand wash basin and fitted storage space.

Agents Notes
The property is held leasehold with a 999 years from 1st January 1980 on a peppercorn rent. Service Management Charge is £30 per month

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Wilsthorpe Road. At the second mini island turn left onto Dovedale Avenue, fourth right onto Wharfedale Road, third right onto Overdale Close and the property can be found off the private drive at the bottom on the right.
7126AMMP

Mortgage Advice
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.

Council Tax
Erewash Borough Council Band A

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.

TOTAL FLOOR AREA : 254 sq.ft. (23.6 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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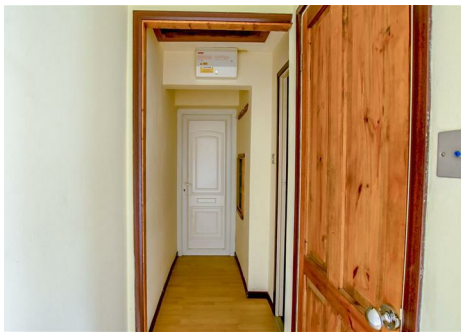

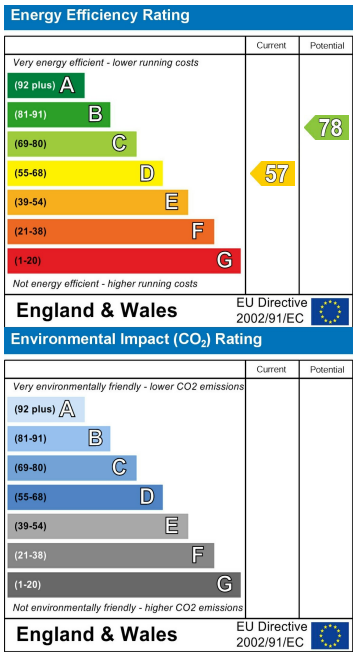

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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