



Upton Close,
Castle Donington, Derby
DE74 2GN

£160,000 Leasehold



A TWO BEDROOM SECOND FLOOR APARTMENT WHICH HAS BEEN REFURBISHED AND RE-DECORATED.

Robert Ellis are delighted to bring to the market this attractive and well presented two bedroom apartment situated in the heart of Castle Donington with fantastic access to the A50 and M1 road networks along with easy commutes to shops and amenities. The property is in excellent condition as the current owners have fully refurbished the property with a new kitchen, bathroom, en-suite and re-decorated throughout.

The property is constructed of an attractive facia brick to the external elevation under a tiled roof and access to the apartment is via secure entry system and the property is located on the second floor. In brief the accommodation comprises of an entrance hall with a large storage cupboard, lounge, kitchen, two bedrooms and bathroom with the master bedroom having an en-suite. To the rear of the property there is secure gated access to an allocated parking space along with visitor parking and communal garden. The property is presented in first class condition and will appeal to first time buyers or investors.

Castle Donington is a very popular village which has a number of local amenities and facilities which includes various shops that are within walking distance of the apartment which includes a large Co-op store, there are health care and sports facilities, various pubs and restaurants in the village, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A50 and A42, East Midlands Airport, East Midlands Parkway station and there are various other roads which take you to local towns and cities which include Nottingham, Derby, Loughborough and Leicester with Birmingham also being within easy reach.



Entrance Hall

Storage cupboard, intercom telephone system and doors to:

Lounge

13'7 x 11'5 approx (4.14m x 3.48m approx)

Electric heater, UPVC double glazed window to the front and flowing through to:

Study Area

6'11 x 5'3 approx (2.11m x 1.60m approx)

Electric heater.

Kitchen

12'10 x 9'10 approx (3.91m x 3.00m approx)

Recently re-fitted kitchen, window to the lounge area, wall and base units with stylish wood effect work surface over, integrated appliances, sink with drainer, electric oven and hob, double glazed window to the front and inset spotlights.

Bathroom

6'2 x 6' approx (1.88m x 1.83m approx)

Recently re-fitted with a three piece suite comprising of a panelled bath with rain water shower over, low flush w.c., wall mounted vanity wash hand basin, electric heated towel radiator, splashback tiles and obscure double glazed window to the rear.

Bedroom 1

11' x 9'2 approx (3.35m x 2.79m approx)

UPVC double glazed window to the front, electric radiator and access to:

En-Suite

6'3 x 3'11 approx (1.91m x 1.19m approx)

Double shower cubicle, vanity wash hand basin, low flush w.c., stylish electric towel heater and splashback tiles.

Bedroom 2

10'8 x 6'11 approx (3.25m x 2.11m approx)

Fitted wardrobes, UPVC double glazed window to the rear, electric heater.

Outside

To enter the property there is a secure intercom system

and there is allocated parking, visitor parking and access to the communal gardens.

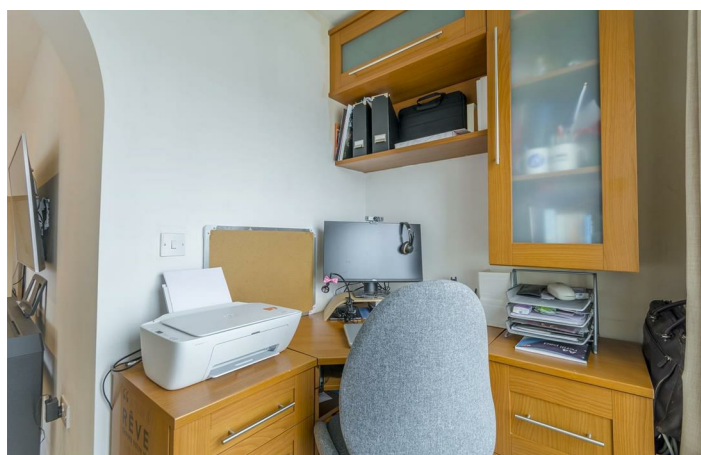
Directions

Proceed out of Long Eaton and through Sawley towards Castle Donington, continue through Castle Donington turning left onto Glover Road, follow the road around and bare left onto Upton Close.

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Agents Notes

The property is leasehold and has a 155 year lease which commenced in 1 January 2003. There ground rent of £150 p.a. and a service charge of £139 pcm, to be verified by a purchasers solicitor.



GROUND FLOOR



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. Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.