Robert Ellis

look no further...

Tamworth Road,
Long Eaton, Nottingham
NG10 1BD

£157,500 Leasehold

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THIS IS A FIRST FLOOR ONE DOUBLE BEDROOM APARTMENT WHICH HAS MAGNIFICENT VIEWS ALONG THE EREWASH CANAL.

Being situated within the Brooklands Court development, this one double bedroom first floor apartment is one of only two properties within a separate block that is part of Brooklands Court. The owners of the property can use the shared facilities within the main building at Brooklands Court which includes a resident lounge, laundry facilities as well as further storage space for electric sit on buggy's and it does benefit from having the feeling of independence and privacy by being one of only two properties within the block which is positioned to the right of the main development. It would be difficult for people to appreciate the size of the accommodation included by just having a glance from the front of the building so we therefore recommend that people do take a full inspection so they can see all that is included in the property for themselves. Brooklands Court is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this retirement development a very popular and convenient place for people to live who are over the age of 55.

Being entered through a stylish composite front door into the reception hall of the property where there are stairs with a stair lift fitted taking you to the first floor and a very useful large built-in storage cupboard beneath the stairs, the landing is light and airy and this leads to the main living room which includes a dining area and has a window to the front which provides the beautiful views along the Erewash Canal and there are double opening double glazed French doors with a Juliette balcony to the rear, off the main living room there are double opaque gazed doors leading to the well fitted kitchen which has wall and base units and integrated appliances. The double bedroom has a range of mirror fronted built-in wardrobes and there is the shower room which is fully tiled with a large walk-in shower with a mains flow shower system. The property benefits from an efficient electric heating system and double glazing throughout. Outside there is resident and visitor parking provided which is close to the property we are selling, communal landscaped gardens to all sides of the development, there is the communal resident lounge and laundry facilities etc within the main building.

The property is well positioned for easy access to the shops provided by Long Eaton town centre which include Asda, Tesco and Aldi stores as well as many other retail outlets, there are walks along the canal and at West Park which is just at the rear of the development, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

There is a composite panelled front door with two inset opaque glazed panels which has an intercom locking system that can be activated from the apartment.

Reception Hall
The spacious reception hall has a double glazed window to the side, Dimplex floor mounted heater, stairs with balustrade and stair lift leading to the first floor with a large understairs storage cupboard under and there is a double glazed window on the half landing.

Landing
The landing is light and spacious and has a double glazed window to the front, hatch to loft, built-in storage cupboard and a Dimplex heater.

Lounge/Sitting Room
17'3 x 10'9 approx (5.26m x 3.28m approx)
Double glazed window to the front with beautiful views along the Erewash Canal, double opening double glazed French doors with a Juliette balcony to the rear, electric flame effect fire set in a surround with a hearth and a Dimplex heater.

Kitchen
7'4 x 7' approx (2.24m x 2.13m approx)
Having a double opaque glazed doors from the main living room into the kitchen which is fitted with light maple wood grain effect units and brushed stainless steel fittings and has a stainless steel sink with a mixer tap, four ring hob set in a work surface which extends to three sides and has cupboards, drawer, space for an automatic washing machine and integrated fridge and freezer below, oven with cupboards above and below, matching eye level wall cupboards to two walls and a hood over the cooking area, tiles to the walls by the work surface areas and a double glazed window to the rear.

Bedroom
13'3 max x 9' approx (4.04m max x 2.74m approx)
This double bedroom has a double glazed window to the rear, range of built-in wardrobes with mirror fronted doors and a Dimplex heater.

Shower Room
The shower room is fully tiled with a large walk-in shower with a mains flow shower and tiling to two walls and a glazed sliding door with protective screens, hand basin set on a surface with double cupboard under, low flush w.c., mirror with a light over to the wall by the sink position and a heated towel rail.

Outside
Outside the property there are communal gardens which are maintained by the management company and there is resident and visitor parking which is close to the apartment we are selling.

Residents Facilities
There is a residents lounge in the main building within the Brooklands Court development which can be used by all residents. There is a laundry facility and storage for buggy's and other similar equipment.

Directions
Proceed out of Long Eaton along Derby Road and continue through the traffic lights and after the bend Brooklands Court can be found on the right hand side.
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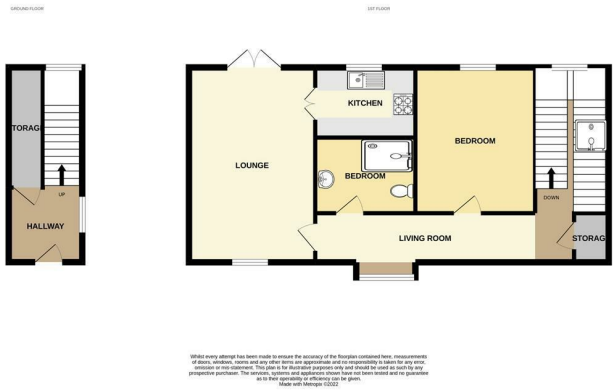
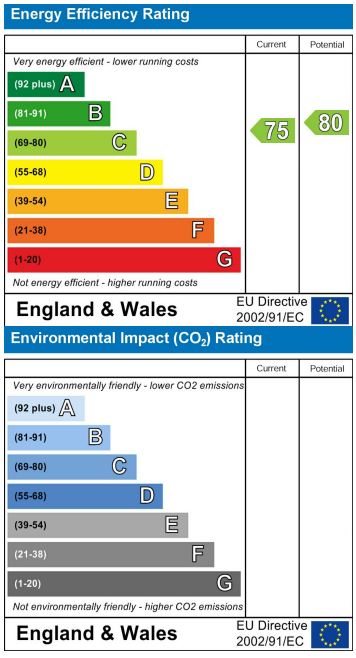
Agents Notes
The property is leasehold and has a 125 year lease which started 1st January 2009, there is a service charge which covers the cost of items such as staff costs, emergency call system, external maintenance and redecoration of communal areas within the building, garden and building insurance. The service charge is £182.79 pcm and there is a ground rent of £212.50 paid twice yearly.

Council Tax
Band A - £1315





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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