



Upton Close,  
Castle Donington, Derby  
DE74 2GN

**£140,000 Leasehold**



A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE POPULAR VILLAGE OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or buy to let investor, or someone looking to downsize that needs ground floor accommodation. The property is situated in Castle Donington and is within easy reach of all the local transport links which include the M1 motorway, East Midlands Airport, East Midlands Parkway and links to Leicester and Nottingham. An early internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The apartment is accessed via a secure intercom entry system and is located on the ground floor. In brief the accommodation comprises of an entrance hall with two large storage cupboards, lounge and kitchen area, two double bedrooms and bathroom. The property benefits from double glazing and electric storage heaters throughout. To the rear of the property there is a secure gate with allocated parking space along with communal gardens.

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

Doors to two storage cupboards, intercom telephone system and doors to:

## Open Plan Living/Kitchen

### Living Area

16'4 x 13'5 reducing to 13'1 (4.98m x 4.09m reducing to 3.99m)

UPVC double glazed window to the front, spotlights, laminate flooring, two storage heaters, TV point and open to:

### Kitchen Area

8'1 x 5'6 approx (2.46m x 1.68m approx)

Wall, base and drawer units with work surface over, integrated oven, electric hob and extractor hood over, stainless steel sink and drainer with mixer tap, splashbacks, plumbing for automatic washing machine, appliance space, spotlights, UPVC double glazed window to the side and laminate floor.

### Bedroom 1

17'1 x 9'4 approx (5.21m x 2.84m approx)

UPVC double glazed window to the rear, TV point, storage heater.

### Bedroom 2

13'8 x 6'3 approx (4.17m x 1.91m approx)

UPVC double glazed window to the rear, storage heater.

### Bathroom

A white three piece suite comprising panelled bath with a waterfall shower head and hand held shower head, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, laminate floor, spotlights, extractor fan, wall heater shaver point, UPVC double glazed window to the side.

### Outside

There is allocated parking to the rear.

### 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

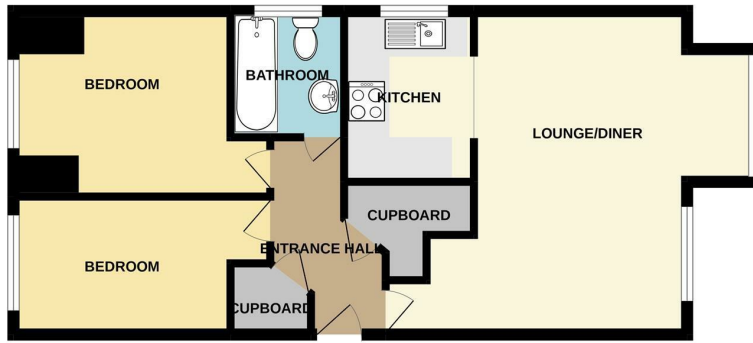
bare left onto Upton Close.  
6767AML

### 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 £120 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		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.