Robert Ellis

look no further...

Portland Road,
Toton, Nottingham
NG9 6EJ

Price Guide £125-130,000

Leasehold

A TWO BEDROOM GROUND FLOOR APARTMENT FOUND ON THIS DEVELOPMENT FOR PEOPLE AGE 60 AND OVER.

Robert Ellis are delighted to offer to the market this RETIREMENT APARTMENT FOR OVER 60s ONLY. Situated on The Court, Portland Road, being an ideal location for local amenities including local shops and post office in addition to a bus route. The property has a gated entrance with allocated parking to the rear aspect. This is an ideal opportunity for anyone looking for an alternative to a bungalow within Toton. The property arrives to the market with NO ONWARD CHAIN.

The property is double glazed throughout and offers gas central heating. Internal accommodation briefly compromises of an hallway, modern kitchen with integrated oven and gas hob, two bedrooms, a recently refitted shower room and a spacious lounge/diner stretching in excess of 18ft. Internal viewing is highly recommended.

Found in the continually popular suburb of Toton, the property is extremely well services with local road and public transport links to Nottingham, Derby and beyond as well as being within easy reach of local shops and amenities. Please note that the property is subject to an age restriction covenant with the age of at least one occupying being 60 years or over. The property is ready for immediate occupation and early viewing is recommended.

Entrance Hall
Double glazed entrance door, storage cupboard, radiator, laminate flooring and doors to:

Kitchen
8'11 x 7'11 approx (2.72m x 2.41m approx)
With a range of wall and base units with work surfaces over, inset sink and drainer, part tiled walls, breakfast bar, integrated oven and grill with four ring gas hob and extractor over, space and plumbing for a washing machine, double glazed window to the rear.

Lounge/Dining Room
18'5 x 10'6 approx (5.61m x 3.20m approx)
Double glazed French doors to the front, two radiators, TV point, coving to the ceiling.

Bedroom 1
13'6 x 9'7 approx (4.11m x 2.92m approx)
Double glazed window to the front and a radiator.

Bedroom 2
8'5 x 7'1 approx (2.57m x 2.16m approx)
Double glazed window to the rear, radiator, TV point.

Shower Room
Vinyl flooring, low flush w.c., vanity wash hand basin, shower cubicle with wall mounted shower having a rainwater shower head and hand held shower, chrome heated towel rail and extractor fan.

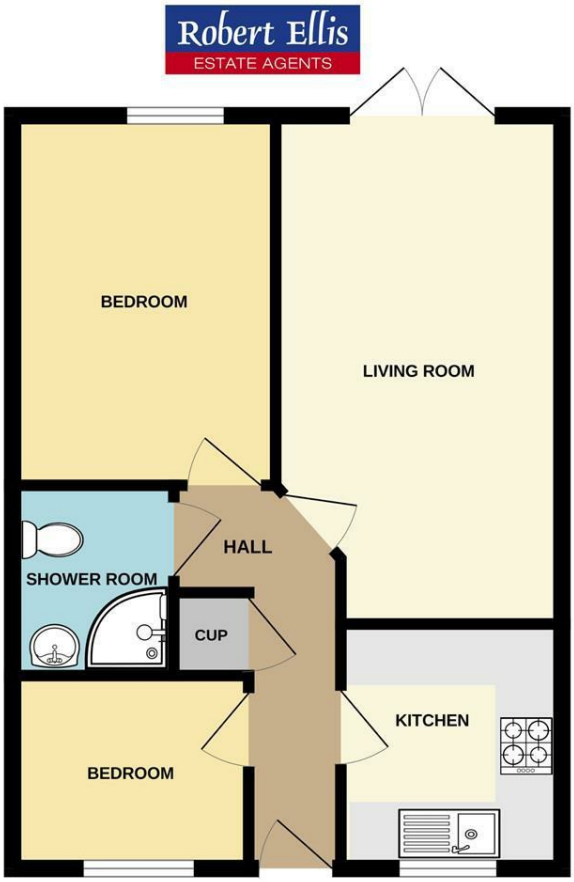
Outside
There is an allocated parking space, communal space and gated entrance.

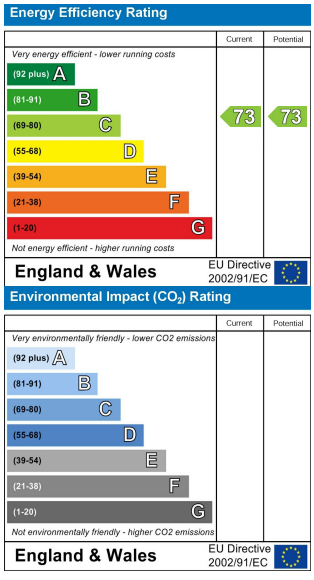
Directions
Proceed out of Long Eaton along Nottingham Road, turn left at the traffic lights into High Road. Proceed for a short distance turning left into Portland Road where the complex can be found a short distance along on the right hand side as identified by our for sale board.
8225AMCO

Council Tax
Broxtowe Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
The property is leasehold with a 99 year lease which commenced 1st January 1999. There is a ground rent of £25 paid every six months and a six monthly maintenance charge of £600 (to be verified by a purchasers solicitor).





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818