



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BD

**£145,000 Leasehold**



A SECOND FLOOR ONE BEDROOM APARTMENT BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Brooklands Court retirement complex is a most prestigious development situated close to local amenities and transport links that Long Eaton and the surrounding areas have to offer. This particular apartment is located on the second floor and the complex does provide a lift service for easy to the apartment floor. The property is being sold with the benefit of no upward chain and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection where upon they will be able to see the size and quality of the accommodation on offer and can also visit the communal areas which includes a communal residents lounge, laundry facility and a place to store a mobility scooter. One of the advantages of Brooklands Court is that there is a residents manager who is based at the development and on site for several hours a day during the week and there is also the emergency pull cord system in the apartment.

The apartment briefly comprises a spacious entrance hall with a large storage cupboard, lounge with double doors onto the front elevation, kitchen with integrated appliances, bedroom with built-in wardrobes and a bathroom. Brooklands Court also offers a range of facilities and communal areas including a guest suite. Outside there is parking and communal gardens.

The development is only a few minutes walk away from the centre of Long Eaton and is therefore close to the Asda and Tesco superstores and many other local amenities and facilities, there are healthcare and sports facilities which include the well regarded Clifford Gym in the centre of Long Eaton and the West Park Leisure Centre which also has a swimming pool and adjoining playing fields. Long Eaton is well placed for easy access to many transport facilities which includes J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Telephone point and door to large storage cupboard housing the hot water tank and having shelving, doors to:

### Lounge

23'2" x 10'7" approx (7.06m x 3.23m approx)  
UPVC double glazed French doors to the front, electric storage heater, TV and telephone points and door to:

### Kitchen

7'2" x 7'4" approx (2.18m x 2.24m approx)  
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, built-in fridge and separate freezer, integrated eye level oven, electric hob and extractor hood over, UPVC double glazed window to the front.

### Bedroom

15' x 15' reducing to 9'2" approx (4.57m x 4.57m reducing to 2.79m approx)  
UPVC double glazed window to the front, telephone point, storage heater, built-in wardrobes with mirror, bi-folding doors, hanging rail and shelves.

### Bathroom

Panelled bath with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, heated towel rail, wall heater and extractor fan.

### Outside

There is communal parking and communal gardens which are maintained by the management company.

### 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.

### 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 £250.78 pcm and there is a ground rent of £247.50 paid twice yearly.

### Council Tax

Erewash Borough Council Band A

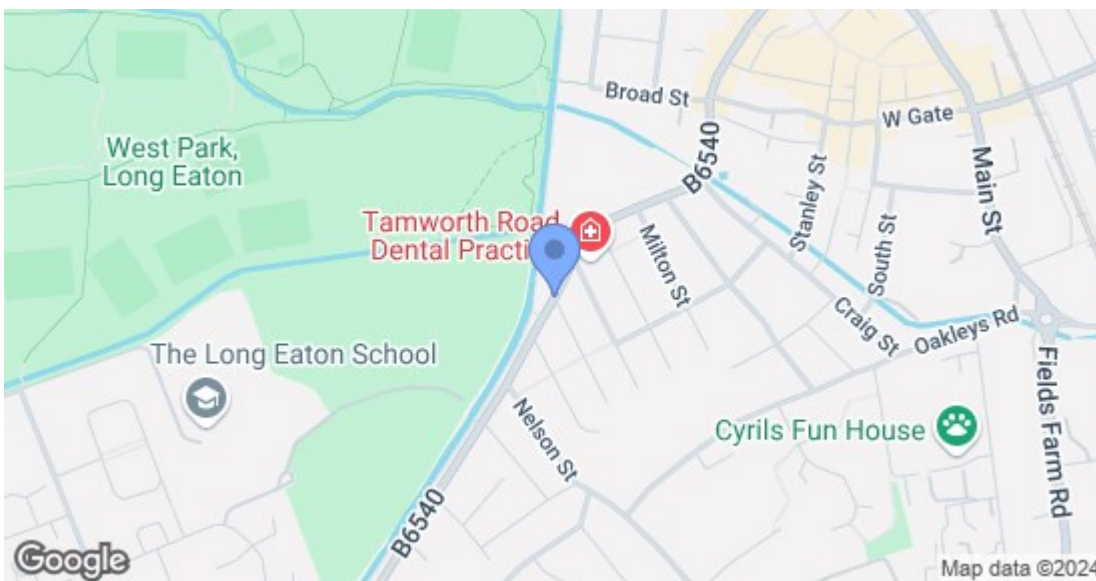


## GROUND FLOOR



24 BROOKLANDS COURT, LONG EATON

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(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.