Robert Ellis

look no further...

Station Street,
Long Eaton, Nottingham
NG10 1GL

£56,950 Leasehold

0115 946 1818

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A SELF CONTAINED STUDIO APARTMENT LOCATED ON THE FIRST FLOOR WITHIN THE HEART OF LONG EATON.

Robert Ellis are extremely pleased to bring to the market this well presented and upgraded self contained studio apartment offering an ideal investment opportunity or purchase for a first time buyer. Situated in the centre of Long Eaton town centre within walking distance of all the local shops, amenities and transport links the area has to offer. The property is current;y tenanted with a rental income of £450 pcm and the tenant would like to stay if bought from a buy to let investor.

Accessed via a secure communal entry system leading to the impressive communal hallway. The apartment itself comprises of an open plan living dining kitchen area with archway and stairs leading through to the bedroom area and bathroom.

The studio is situated in a well maintained block and is located within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the High Street, there are health care and sports facilities including Cliffords gym and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.

Open Plan Lounge and Kitchen
17'11 x 10'1 approx (5.46m x 3.07m approx)
Front entrance door from communal hallway, wall mounted electric 'Dimplex' heater, central access telephone point, range of matching wall and base units incorporating roll edged laminate work surface above, stainless steel sink with mixer tap, integral oven with four ring ceramic hob and stainless steel extractor hood above, space and plumbing for washing machine, space and point for free standing fridge freezer, linoleum flooring, double glazed window to the front, uplight points, stairs to bathroom and bedroom area.

Bedroom Area
12'4 x 9'7 approx (3.76m x 2.92m approx)
Ceiling light point, wall mounted Dimplex heater, TV point, carpeting to the floor. Archway through to kitchen/living room.

Lobby Area
Panelled door to bathroom and door to airing/storage cupboard.

Bathroom
12'2 x 7'2 approx (3.71m x 2.18m approx)
Three piece suite comprising double ended panelled bath with mixer shower attachment over, pedestal wash hand basin, low flush w.c., ceiling light point, tiled splashbacks and extractor fan.

Directions
Proceed out of Long Eaton along Waverley Street and at the main traffic lights turn left into Station Road and the property can be found on the right on the corner.
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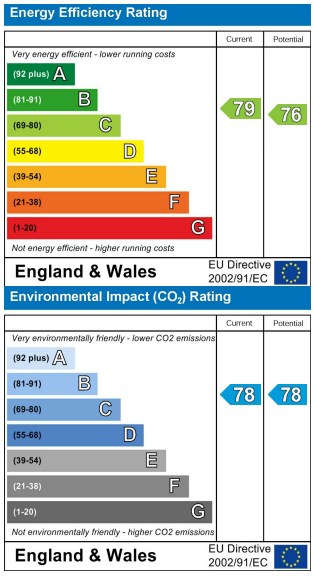
Agents Notes
The property has a 125 year lease starting in November 2015. There is a ground rent of £250 p.a. and service charge of £2320 p.a.



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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