



11 The Court Portland Road,
Toton, Nottingham
NG9 6EJ

£105,000 Leasehold



A TWO BEDROOM, GROUND FLOOR FLAT WHICH IS POSITIONED IN AN ATTRACTIVE RETIREMENT COMPLEX IN THE HEART OF TOTON. THE PROPERTY COMES TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this ground floor, two bedroom flat, which is located in a popular retirement complex of The Court in the heart of Toton. The complex is located close to all local transport links, shops, amenities and facilities that Toton and the surrounding areas have to offer, and he highly advise that an internal viewing is required to appreciate.

The Court is a popular, gated, retirement complex surrounded by similar homes and is suitable for the over 60s. This particular flat also has the benefit of allocated parking within The Court complex and communal gardens. Call the office to arrange your viewing appointment today.

This ground floor flat comprises your own entrance hallway which benefits from modern conveniences which include gas central heating and double glazing, and in brief the accommodation includes entrance hallway, a fitted kitchen, spacious living room with patio doors, two bedrooms with fitted wardrobes, a shower room and to the outside, as previously mentioned, there is an allocated parking space on The Court and there are also communal gardens to the rear.

Occupying a popular area of Toton, the property is extremely well serviced with the local road and public transport to Nottingham, Derby and beyond, as well as being within easy range of local shops and amenities.

Please note the property is subject to an age restriction covenant with the age of at least one occupying member being 60 years or over. The property is ready for immediate occupation and early viewings are recommended.



Entrance hall

14'2" x 3'11" (4.33 x 1.20)

Double glazed door to enter, radiator, storage cupboard, laminate flooring and doors to:-

Lounge

18'5" x 10'6" (5.63 x 3.21)

This spacious lounge room can also be used a lounge diner with laminate flooring, double glazed patio door to the rear, two radiators, TV point and power points.

Kitchen

8'11" x 7'11" (2.72 x 2.43)

Double glazed window to the front elevation with a range of wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, space for washing machine, cooker and free standing fridge freezer, wall mounted combi boiler and radiator.

Bedroom 1

13'6" x 9'7" (4.13 x 2.93)

A double bedroom with double glazed window to the rear, built in sliding wardrobes and radiator.

Bedroom 2

8'5" x 7'1" (2.57 x 2.16)

Double glazed window to the front elevation, radiator, power points and TV aerial point.

Shower room

7'1" x 6'5" (2.18 x 1.98)

A corner shower cubicle with electric shower over, vanity unit with inset wash hand basin, low flush W.C, radiator and tiled walls.

Outside

There are communal gardens and allocated parking within the court.

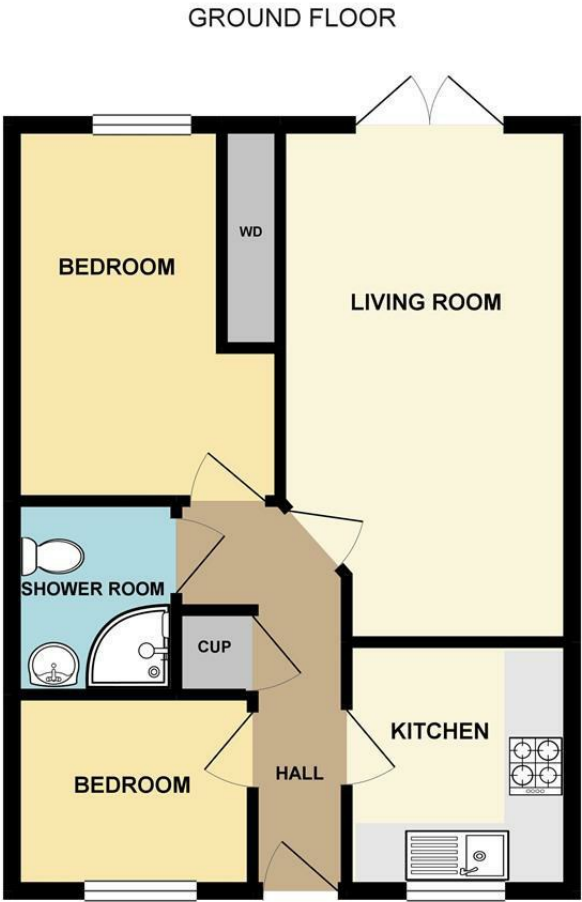
Agents Notes

Please note that this is a leasehold property and the lease on this is 99 years from 1999. There is a ground rent of £25 p.a. and 6 monthly service charge of £387 paid until 30th September 2019.

Directions

Proceed out of Long Eaton along Nottingham Road and turn left at the traffic lights into High Road. Proceed for a short distance and turn left into Portland Road and the complex can be found a short distance along on the right. 503 INB





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		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.