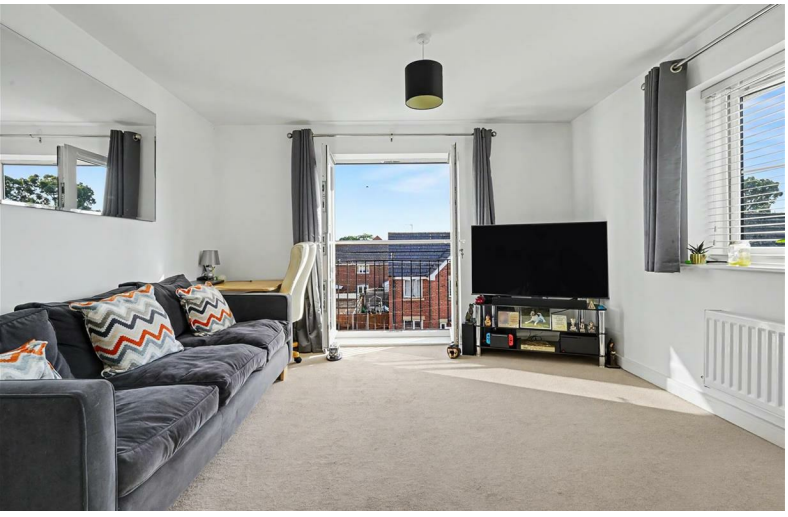
Robert Ellis

look no further...



Hickling Close,
Long Eaton, Nottingham
NG10 3TG

£110,000 Leasehold

0115 946 1818

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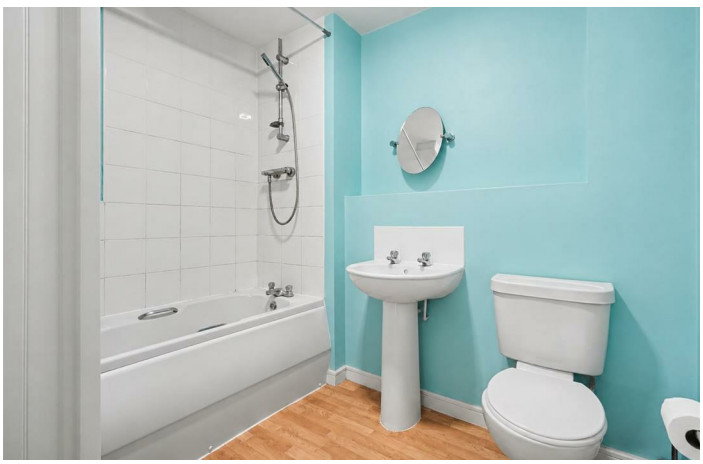
@robertellisea

A WELL PRESENTED AND MODERN ONE BEDROOM TOP FLOOR APARTMENT SITUATED IN A POPULAR RESIDENTIAL LOCATION, IDEAL FOR A FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market this attractive top floor apartment, forming part of a modern development constructed approximately 20 years ago. Offering well proportioned accommodation throughout, the property is presented to a high standard and is ready to move straight into.

The accommodation comprises a bright and spacious lounge, modern fitted kitchen, double bedroom and bathroom, all accessed via a well maintained communal entrance. Externally, the property benefits from an allocated parking space, providing convenient off road parking for residents. An internal viewing is highly recommended to fully appreciate the presentation, accommodation and convenient location on offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are walks at Trent Lock and nearby countryside and as well as Long Eaton station the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Communal Hall
There is a main entrance door into the building which is operated by the intercom system fitted in the apartment, there are stairs with balustrades leading to the first and second floors with this area being maintained and cleaned by the management company.

Reception Hall
You enter the apartment through a secure panelled entrance door into the reception hall, wall mounted intercom hand set to the main entrance door, radiator and a built-in storage cupboard with shelving.

Lounge
14'7 x 12'5 approx (4.45m x 3.78m approx)
Double opening, double glazed French doors with a Juliette balcony to the front, double glazed window with a fitted blind to the side and two radiators.

Kitchen
8' x 6'5 approx (2.44m x 1.96m approx)
The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to three sides and has a tray rack, cupboards, space for an automatic washing machine, oven, shelves and drawers below, space for an upright fridge/freezer, hood and back plate to the cooking area, matching eye level wall cupboards with a boiler fitted in a wall cupboard and a double glazed window with a fitted blind to the side.

Bedroom
12'6 x 11'6 approx (3.81m x 3.51m approx)
Double glazed window with a fitted blind and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with hand rails, mixer tap and a mains flow shower over with tiling to three walls, pedestal wash hand basin with a tiled splashback and low flush w.c., radiator, extractor fan and a tiled shelf and mirror to the wall above the sink.

Outside
In the car park area there is a designated parking space and visitor parking and the garden areas are maintained by the management company.

Agents Notes
The property is leasehold with a 99 year lease which commenced 10th November 2016 with £96.46 pcm to cover the management charges and building insurance.

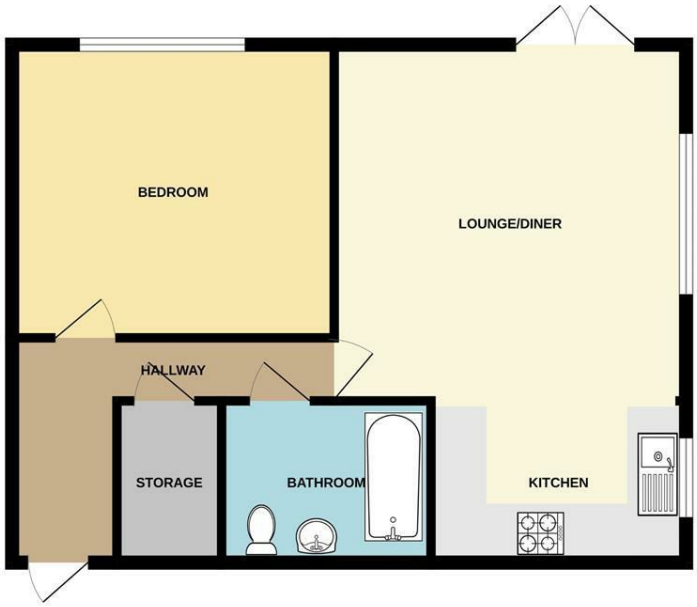
Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Hickling Close can be found as a turning on the left hand side.
9400CO

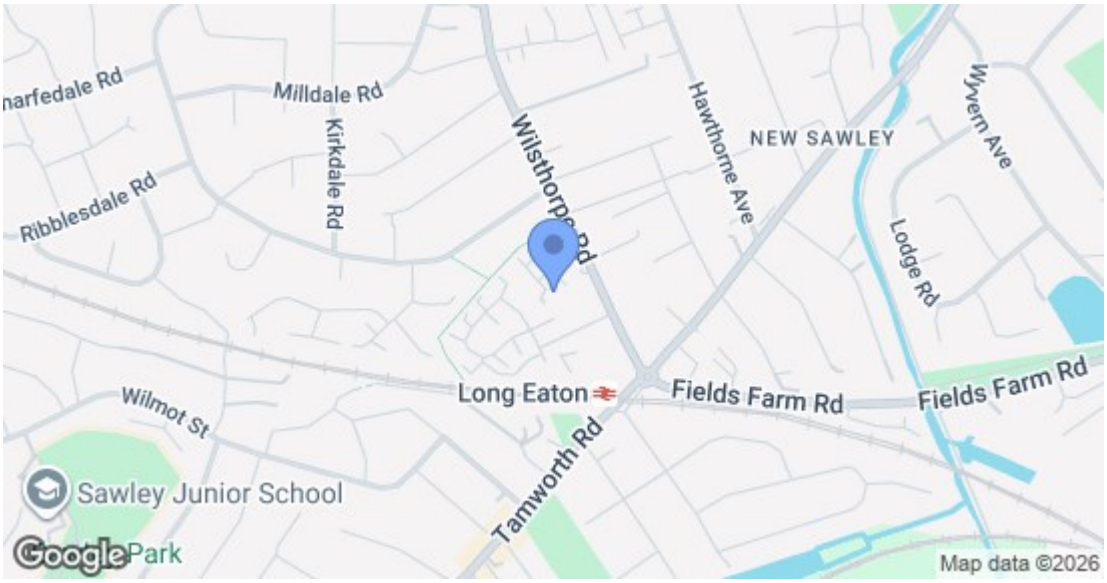
Council Tax
Erewash Borough Council Band A

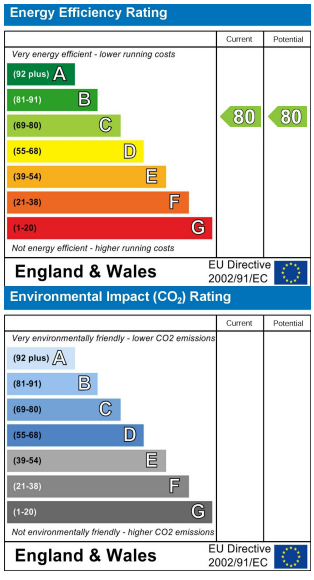
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 70mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Robert Ellis
ESTATE AGENTS

2ND FLOOR







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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