

23 Eton Place, Loughborough Road, NG2 7EA



ROYSTON
& LUND



Guide price £135,000

- Top floor apartment
- One Bedroom
- 17ft Lounge
- Living Dining Kitchen
- Dual Aspect
- Modern Fitted Shower Room
- Popular Location
- EPC B
- No upward chain





**23 Eton Place, Loughborough
Road, NG2 7EA**

A top floor one bedroomed apartment located in this convenient and popular development, this spacious one bedroom second floor apartment has views towards Nottingham city centre. With gas central heating, upvc double glazing and in excellent decorative order throughout. The spacious accommodation comprises, entrance hall, bathroom, bedroom, 17'7" x 17' lounge and dining kitchen, security entrance system, communal parking. Conveniently situated within easy access of the Nottingham city centre and being sold with no upward chain.



VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our West Bridgford office, proceed along Rectory Road continuing straight ahead at the traffic lights into Muster Road and turn right into Eton Road. Proceed to the junction of Loughborough Road turn left and Eton Place is then a turning on the left hand side. The property is then situated towards the rear block on the left hand side on the top floor.

Accommodation

Situated on the top floor (second floor) accessed via communal entrance door and hallway with stairs leading to the second floor apartment. Private entrance door gives access to:

Reception Hallway

With smoke alarm, pendant light, radiator, telephone entry system, large storage cupboard, doors gives access to the:

Lounge

17'7" x 17' (5.36m x 5.18m)

With dual aspect having upvc double glazed windows to the front and side elevations enjoying elevated views towards Nottingham city centre, chrome spotlights, wood effect laminate flooring, telephone point, tv aerial point, two radiators

Fitted Kitchen

Fitted with a range of wall drawer and base units with work surfaces over, inset double oven and grill with four ring gas hob, stainless steel splashback and stainless steel extractor hood over, inset stainless steel sink unit with mixer tap over, plumbing for washing machine, plumbing for dishwasher, space for fridge, breakfast bar, glass display cupboards, cupboard with electrics for fridge/freezer and fitted shelf, also a gas central heating boiler houses in wall mounted cupboard. This open plan light and spacious Living Dining kitchen is a particular feature.

Bedroom One

10'11" x 8'9" inc to 17'8" (3.33m x 2.67m inc to 5.38m)

With two dormer style upvc double glazed windows to the side elevation, radiator, tv aerial point, telephone point, access to loft space

Bathroom

Fitted in 2017 with a contemporary fully tiled shower enclosure with glass shower screen, and mains fed shower with rainfall head over, vanity unit wash hand basin with white high gloss cupboard beneath and mixer tap over, fitted glass shelf with mirror fronted wall cabinet over, electric shaver point, contemporary part tiled walls, tiled floor, chrome towel radiator, mirror fronted wall cabinet, extractor fan, chrome spotlights

Outside

There is a communal bike store and parking space for one car with further visitor parking spaces available. The grounds are well maintained with secure gated access

Tenure- Leasehold

We understand that a 155 year lease was granted 1 July 2003. There is an annual ground rent of £100 and an approximate service charge of £900-£1000 per annum.

Services

Gas, electricity, water and drainage are connected. There is also Satellite TV and BT Broadband

Council Tax Band

The local authority have advised us that the property is in council tax band B which we are advised, currently incurs a charge of £1392.94. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

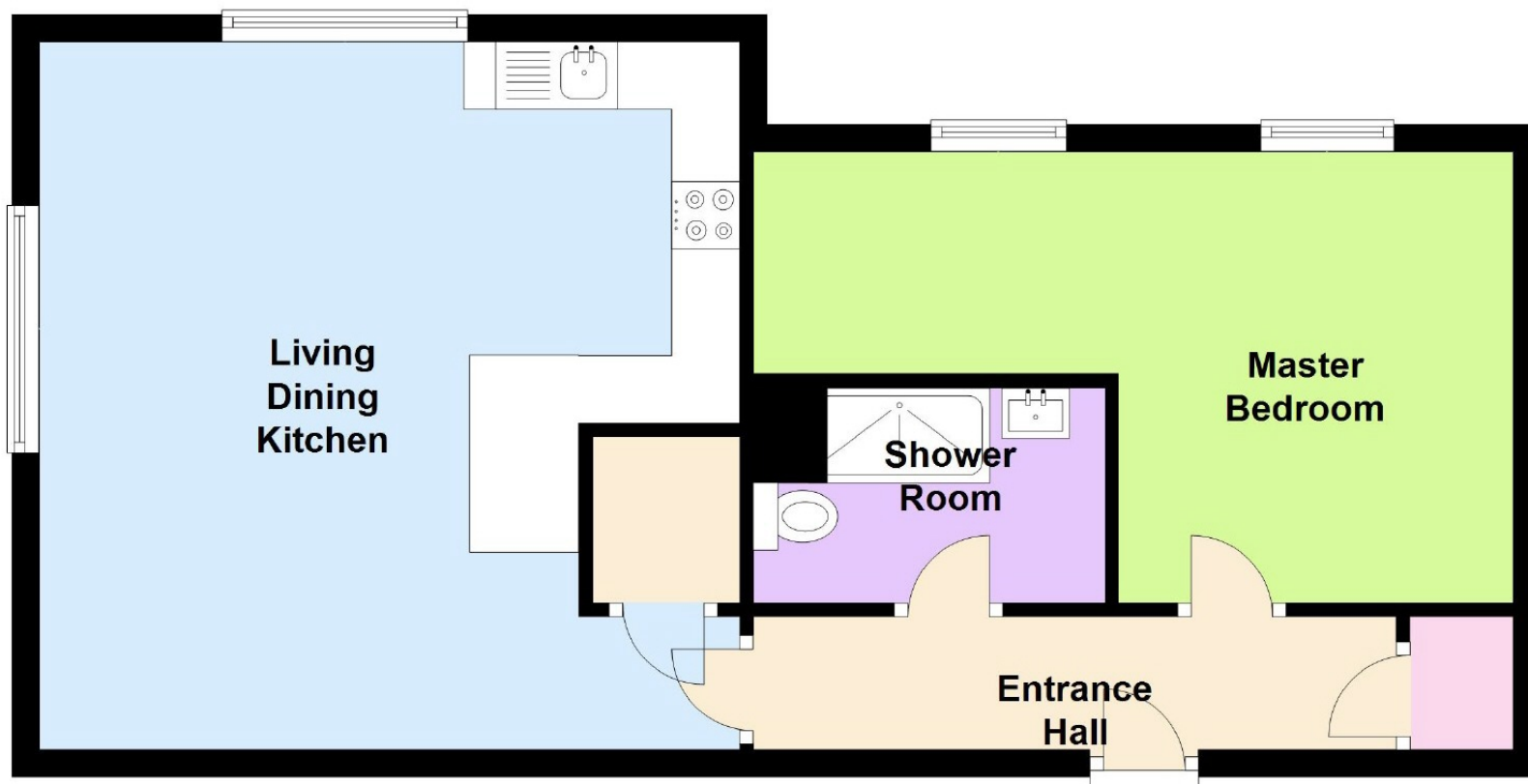
Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

Ground Floor

Approx. 561.9 sq. feet



Total area: approx 561.9 sq. feet