



**Langen Court  
Long Eaton  
Nottingham  
Derbyshire  
NG10 1GD**

**Offers In Excess Of £85,000**

**bettermove**

# Langen Court Nottingham

Bettermove are proud to present this 1 bedroom first floor flat in Long Eaton available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 104 year remaining on the lease; the ground rent is £0 and the service charge is £1,624 per annum.

The interior of this property comprises a spacious living room with dining area, the fitted kitchen, one double bedroom and the bathroom on the first floor of the building.

Located in the popular town of Long Eaton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Long Eaton Train Station, The M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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