



APARTMENT 1, CARLTON HOUSE 2 HOWITT STREET

£775 PCM

A modern ground floor, two-bedroom apartment with a secure gated entrance situated within an exclusive development of just six properties, right in the heart of Long Eaton town centre. Positioned on the doorstep of local shops, restaurants, offices, and excellent transport links, this home offers both convenience and contemporary living.



• VIRTUAL TOUR AVAILABLE • Ground floor 2 bedroom apartment • High quality finish • Open plan living / kitchen

Open living / Kitchen

The spacious open-plan kitchen and living area is bright and sociable, featuring Juliette doors and a breakfast bar. White vertical blinds and chrome curtain pole are included. The modern kitchen is fitted with sleek gloss grey units, complemented by wooden laminate worktops and wood-effect vinyl flooring, which continues through the hallway and bathroom. There is space for additional appliances, and the kitchen comes equipped with a single oven, electric hob, and stainless-steel extractor fan.

Master Bedroom

The main bedroom is a generously sized double, finished with cream carpet and white walls. Blinds and a chrome curtain pole are included.

Single Bedroom

The second bedroom is a single room, finished with brand new cream carpet and white walls. Blinds and a chrome curtain pole are included. Large windows in both bedrooms let in ample natural light in.

Shower room

The modern shower room comprises a spacious shower cubicle with shower head, recessed wash-hand basin, WC, and a chrome heated towel radiator. An LED mirror is also included.

Location

The apartment is located in Long Eaton Town Centre, a range of local shops, restaurants, offices and excellent transport links right on your doorstep.

Relevant information

Electric heating throughout.

Access: Ground floor flat

Electricity supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = There is a risk of flooding from reservoirs in this area.

Coal mining area location: Not located on the coalfield.

Council: Erewash Borough Council

Any planning permission in the area: see [planning.erewash.gov.uk/pr/s/register-view?](http://planning.erewash.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register)

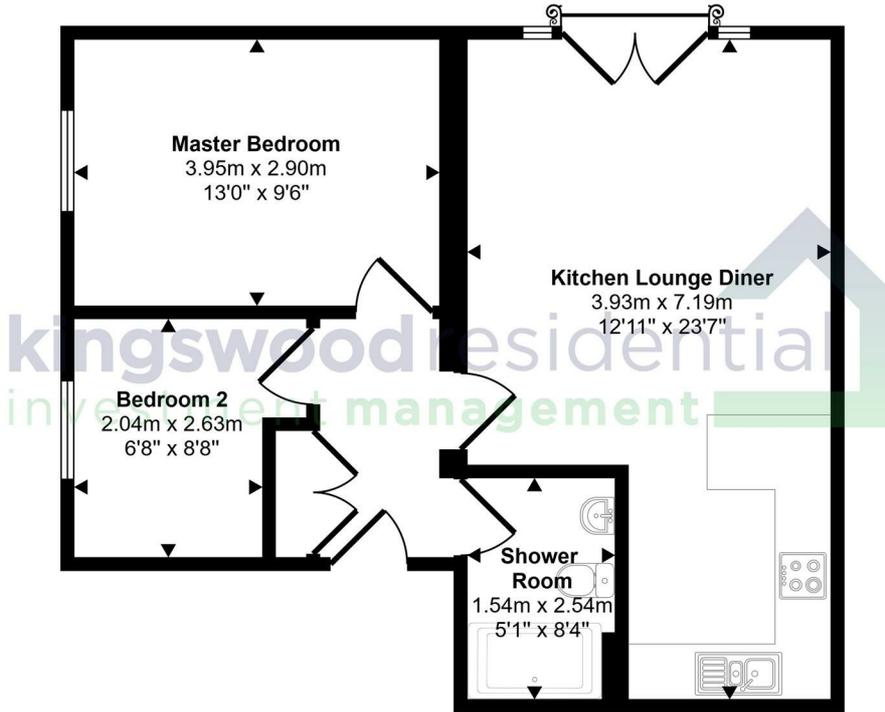
[c__r=Arcus_BE_Public_Register](http://planning.erewash.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register)



- Floor to ceiling windows in both bedrooms
- Small development of 6 apartments
- Located in Long Eaton Town Centre
- Close to public transport links
- Council tax band = B
- EPC Rating = C



Approx Gross Internal Area
52 sq m / 562 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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