Robert Ellis

look no further. . .

South Street
Ilkeston, Derbyshire DE7 5QE

A FOURTH FLOOR TWO DOUBLE BEDROOM APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £90,000 Leasehold

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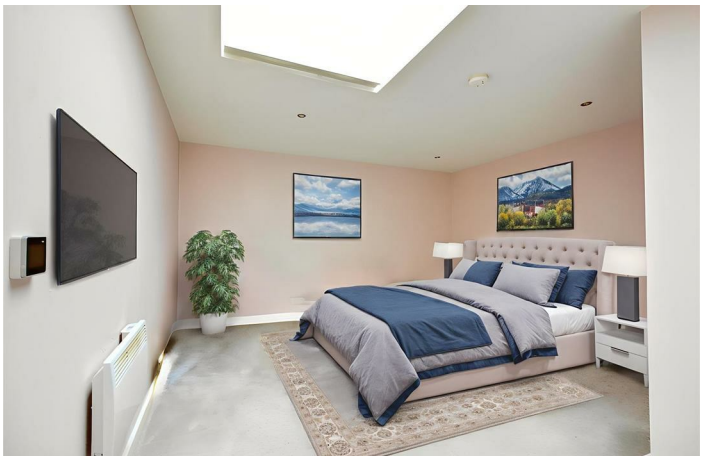
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FOURTH FLOOR TWO DOUBLE BEDROOM APARTMENT LOCATED IN THE TOWN CENTRE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With generous accommodation comprising a welcoming reception entrance hallway, two good size double bedrooms, spacious bathroom, as well as an open plan living kitchen to the rear of the apartment.

The property also benefits from electric heating, double glazing and the use of the secure underground parking within the building.

The property is located in the centre of Ilkeston, providing easy access to all amenities, including the local market, whilst also offering easy access to nearby transport links, open countryside, schooling and would be an ideal first time buy or investment opportunity.

We highly recommend an internal viewing.



COMMUNAL ENTRANCE
Staircase and lift access from the ground floor. Security phone entry system point, also available from the entrance to the building.

ENTRANCE HALL
15'9" x 7'6" (4.81 x 2.30)
Panel entrance door from the communal hall, security phone entry system, spotlights, electric panel heater, doors to all rooms.

OPEN PLAN LIVING KITCHEN
18'2" x 14'9" (5.56 x 4.52)
The kitchen area comprises a straight run of matching base and wall storage cupboards and drawers, with laminate style roll top work surfaces, incorporating single sink with draining board and mixer tap, fitted four ring hob with extractor over and oven beneath, tiled splashbacks, integrated fridge and freezer, in-built washing machine. The kitchen space opens out to the living area where there is an electric panel heater, double glazed window (with fitted blinds), media points and spotlights to the ceiling.

BEDROOM ONE
15'9" x 14'0" (4.81 x 4.28)
Velux skylight (with pull across blind), electric panel heater, spotlights.

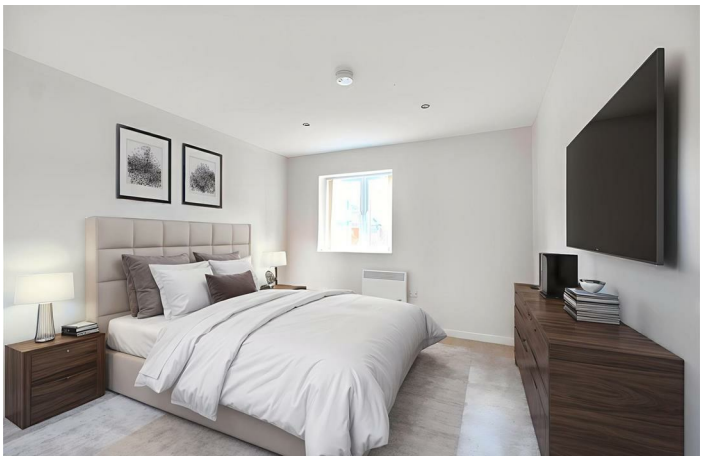
BEDROOM TWO
13'9" x 10'9" (4.21 x 3.29)
Double glazed window to the rear (with fitted blinds), electric panel heater, spotlights.

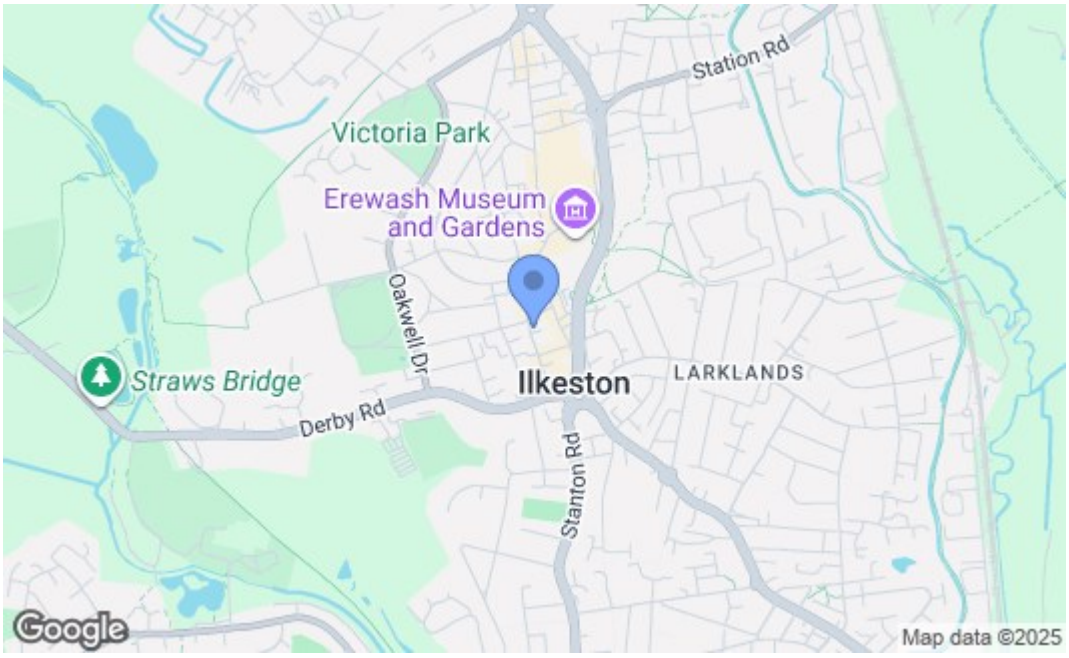
BATHROOM
15'8" x 6'9" (4.79 x 2.08)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, with tiling around the bath, wash hand basin with mixer tap and matching tiled splashback, push flush WC. Electric panel heater, extractor unit, airing cupboard housing the water cylinder.

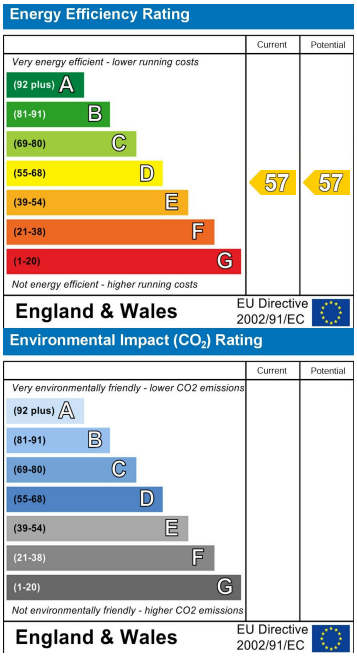
DIRECTIONS
The property can be accessed from Ilkeston town centre market place onto South Street through the communal entrance rising to the first floor where the apartment can be located by following the appropriate signs for apartment 34.

LEASE INFORMATION
We understand that the property is held on a leasehold term of 250 years from the 1st Jan 2018 with a renewed start date of the 6th September 2020, ending on the 1st of October 2268, with approximately 242 years remaining. It is understood that the ground rent is £125 per annum and the annual service charge is £617.18. We ask that you confirm the current year's charges with your solicitor and management agent prior to completion.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.







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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