



**Norman Street  
Ilkeston, Derbyshire DE7 8NR**

**By Public Auction**

A DETACHED DWELLING  
INCORPORATING FOUR SELF CONTAINED  
& INDEPENDENTLY ACCESSED  
APARTMENTS - ALL CURRENTLY RENTED  
OUT - BEING SOLD AS AN ONGOING  
INVESTMENT OPPORTUNITY.

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FOR SALE BY AUCTION.

30TH JULY 2026

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS INVESTMENT OPPORTUNITY OF A DETACHED DWELLING INCORPORATING FOUR SELF CONTAINED AND INDIVIDUALLY ACCESSED APARTMENTS, THREE OF WHICH ARE ONE BEDROOM AND THE FOURTH IS A LARGER, DUPLEX TWO STOREY, TWO BEDROOM, TWO BATHROOM APARTMENT. NO UPWARD CHAIN.

The property is one on one freehold title, having been separated and extended in years gone by to create the four separate apartments to which all four apartments have their own individual EPC ratings, EICR ratings, Gas Safety Certificates (where required) and tenancy contracts.

Currently earning approximately £1900 PCM between the four apartments, giving a current annual income of £22,800. Three of the four apartments are due a rent review to where the income levels for the building could be pushed for a higher return.

The two ground floor apartments, left and right of the two central doors, are both one bedroom, open plan living apartments, with the left hand side accommodation offering an open plan living kitchen space with rear bedroom and en-suite shower room. The right hand side ground floor apartment incorporates a more bedsit-style apartment which is the lowest value of the four, offering an open plan bedroom living kitchen space leading through to a separate shower room and toilet area to the rear. A communal staircase then rises to a top floor landing where two further individual doors provide access to the first floor apartments. The right hand apartment of the two offers an open plan living kitchen space with separate rear bedroom and en-suite bathroom. The largest of the four apartments is on the left hand side of the landing which is arranged over two floors. The accommodation of the larger apartment benefits from an open plan living dining kitchen space leading through a rear bedroom and en-suite bathroom and a staircase rises to the top floor where a further bedroom and en-suite facility can be found.

Between the apartments, three of the four have gas central heating and one operated solely via electric and panel radiators. There is double glazing throughout the building, as well as a small courtyard garden space with storage shed to the rear.

The property is being sold with tenants in situ as a going concern rental investment portfolio opportunity and we ask that your solicitors carefully check the legal paperwork before completion.



AUCTION DETAILS

Occupancy  
Subject to a tenancy  
Costs  
Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms. General Note  
Please be advised that whilst our joint agent has conducted an inspection the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Particulars  
These sales details are awaiting vendor approval

APARTMENT ONE

OPEN PLAN LIVING KITCHEN SPACE

13'1" x 13'1" (4 x 4)  
uPVC entrance door from the front, double glazed bay window to the front, radiator, part laminate/tile effect flooring, media points. Kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating sink unit with draining board and mixer tap. Glass fronted crockery cupboards, space for cooker with tiled splashbacks and extractor canopy over, doorway to bedroom area....

BEDROOM

13'1" x 9'10" (4 x 3)  
Laminate flooring, radiator, double glazed window to the rear, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), door to en-suite.

EN-SUITE

13'1" x 3'3" (4 x 1)  
Three piece suite comprising shower cubicle area with mains shower, additional handheld shower attachment, wash hand basin, push flush WC. Laminate flooring, radiator, extractor fan.

APARTMENT TWO

OPEN PLAN LIVING KITCHEN SPACE

16'8" x 13'1" (5.10 x 4.00)  
Radiator, media points, door to bedroom, door to inner lobby where the staircase rises to the first floor, opening through to the kitchen area. The kitchen area comprises a contrasting range of fitted base and wall storage cupboards, with marble-style work surfaces incorporating sink unit with draining board, mixer tap and tiled splashbacks. Plumbing for washing machine, double glazed window to the rear, wall mounted gas combination boiler (for central heating and hot water purposes), laminate flooring.

INNER LOBBY

3'4" x 3'1" (1.03 x 0.94)  
Staircase rising to the first floor, double glazed window.

BEDROOM

13'4" x 10'9" (4.07 x 3.29)  
Double glazed window to the front, radiator, door to en-suite.

EN-SUITE

7'5" x 6'0" (2.27 x 1.83)  
Modern white three piece suite comprising panel bath with mixer tap and mains shower over, wash hand basin, push flush WC. Radiator, double glazed window to the front, partial wall tiling.

TOP FLOOR BEDROOM

19'8" x 11'10" (6.00 x 3.61)  
Double glazed dormer-style window to the rear, two Velux roof windows to the front, two radiators, eaves storage space, decorative wood spindle balustrade, door to en-suite.

TOP FLOOR EN-SUITE

5'7" x 5'4" (1.71 x 1.64)  
Three piece suite comprising a tiled and enclosed shower cubicle with sliding glass screen/door and shower attachment, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Extractor fan, partial wall tiling.

APARTMENT THREE

OPEN PLAN LIVING KITCHEN SPACE

17'7" x 9'2" (5.37 x 2.81)  
Electric panel heater to the ceiling, double glazed window to the side, media points. The kitchen area comprises a contrasting range of fitted base and wall storage cupboards, with square edge marble-style work surfacing with single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Space for cooker and plumbing for washing machine, door to bedroom.

BEDROOM

13'5" x 8'10" (4.09 x 2.70)  
Double glazed window, electric panel ceiling heater, door to en-suite.

EN-SUITE

6'5" x 5'8" (1.97 x 1.75)  
Three piece bathroom comprising panel bath with mixer tap, handheld shower attachment and tiled splashback, with an additional "drench" shower over, wash hand basin with mixer tap with tiled splashbacks, push flush WC. Tile effect flooring, loft access point, airing cupboard housing the water tank and shelving.

APARTMENT FOUR

LOBBY

2'10" x 2'10" (0.87 x 0.87)  
uPVC double glazed entrance door from the front, useful storage closet, laminate-style flooring, door to open plan living kitchen bedroom space.

OPEN PLAN LIVING KITCHEN BEDROOM SPACE

16'7" x 13'9" (5.08 x 4.21)  
The kitchen area comprises a range of matching storage cabinets, with laminate-style square edge work surfacing with inset circular bowl sink unit with mixer tap and tiled splashbacks, space for cooker. Open plan to the living bedsit space comprises double glazed window to the front (with fitted blinds), media points, door to shower room.

WC

6'5" x 3'6" (1.97 x 1.08)  
Two piece suite comprising push flush WC and circular wash hand basin set within worktop space with pull-out spray hose mixer tap and storage cabinets beneath, with tiled splashbacks, chrome ladder towel radiator.

SHOWER ROOM

6'5" x 3'2" (1.98 x 0.97)  
Tiled and enclosed shower cubicle with foldaway glass screen, shower attachment. Wall mounted gas fired boiler (for central heating and hot water), opening through to WC.

OUTSIDE

To the front of the property there is access to apartments one and four, whilst a central door provides access via a staircase to apartments two and three on the first floor. To the rear of the property there is an enclosed courtyard-style garden with a storage shed.

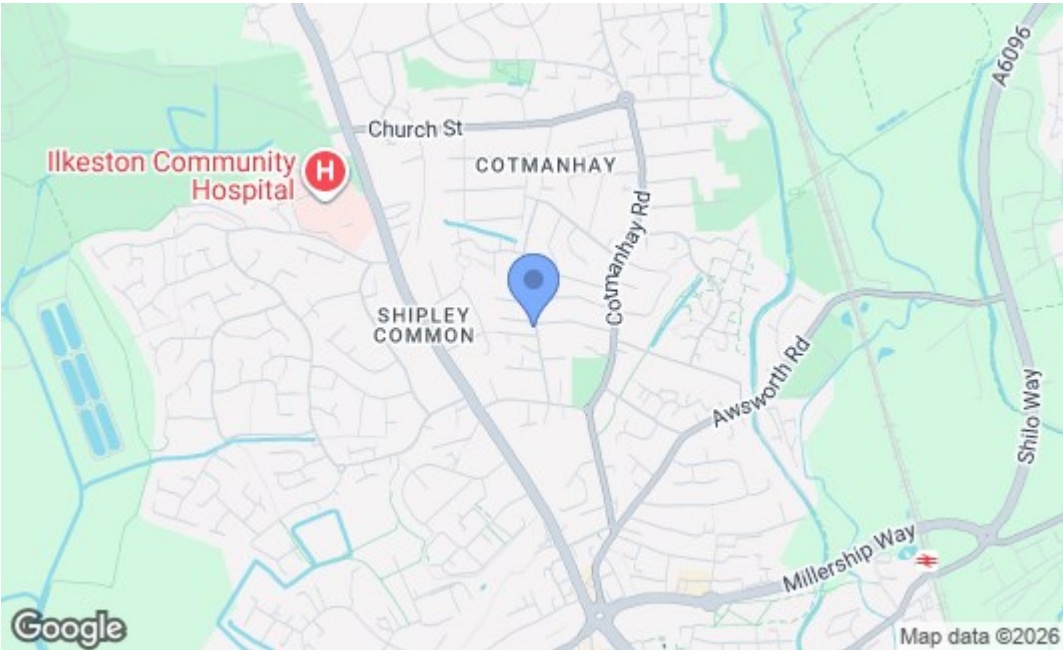
AGENTS NOTE

As the property is being sold as an investment opportunity with tenants in situ, we ask that your solicitor confirms that all the legal paperwork is in place prior to completion. We have been told that all properties have valid EPC, EICR and Gas Safety certificates (where required) and that all properties have had a tenancy agreement in place. Due to the ongoing legislation changes happening with the rental market, we ask that you seek legal advice on such matters prior to completion.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.