Robert Ellis

look no further. . .

Burns Street
Ilkeston, Derbyshire DE7 8AA

A ONE BEDROOM GROUND FLOOR APARTMENT WITHIN THIS CONVERTED CHAPEL BUILDING.

Offers Over £55,000 Leasehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS ONE BEDROOM GROUND FLOOR APARTMENT SET WITHIN THIS HISTORIC CONVERTED CHAPEL BUILDING LOCATED IN THE CENTRE OF ILKESTON WITHIN WALKING DISTANCE OF MARKET SQUARE.

With single level accommodation comprising communal entrance lobby, inner entrance hall, one ground floor double bedroom, spacious living room, rear lobby, kitchen and bathroom.

Other benefits to the property include Georgian-style windows and electric storage heating.

The property sits a stones throw away from the market square and the shops and amenities within Ilkeston centre and along Bath Street. There is also easy access to the nearby cinema and well used public houses.

The property is held on a leasehold term of 99 years with approximately 66 years remaining with a combined ground rent and service charge payable of £65 per month on the first of each month.

Due to the length of the lease, we would suggest that the property is available to cash buyers only. However, this is something any purchaser can enquire to mortgage brokers for further information.

The property is for sale with NO UPWARD CHAIN, VACANT POSSESSION and would ideally make a good starter property or investment rental.

We highly recommend an internal viewing.

COMMUNAL ENTRANCE HALLWAY
With double doors from the front providing access to the communal lobby with panel door then providing access into the ground floor flat.

ENTRANCE HALL
4'1" x 2'8" (1.25 x 0.82)
Door to lounge and door to bedroom.

BEDROOM ONE
11'8" x 7'4" (3.56 x 2.24)
Replaced Georgian-style double glazed window to the front, electric storage heater and TV point.

LOUNGE
15'10" x 11'7" (4.85 x 3.54)
Georgian-style window to the side with fitted blinds and storage heater.

INNER LOBBY
4'3" x 3'6" (1.31 x 1.09)
Doors to kitchen and bathroom, airing cupboard housing hot water cylinder.

KITCHEN
11'5" x 8'9" (3.49 x 2.69)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with tile splashbacks, counter level four ring hob with curved extractor fan over, in-built eye level oven, plumbing for washing machine, Georgian-style window to the side with fitted blinds.

BATHROOM
8'5" x 6'5" (2.58 x 1.97)
Three piece suite comprising panel bath with glass shower screen and mains ran shower over, low flush WC and wash hand basin with tile splashbacks. Wall mounted bathroom cabinet.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, continue along Derby Road as if heading out of Ilkeston, before taking a right hand turn at the traffic light junction adjacent to the fire station and bowling alley. Continue to the next set of traffic lights, before turning right, over the crossroads onto Pimlico. Pass the car park on the left (good place for viewers to park to access the flat) and follow the bend in the road to the left. The converted chapel building can then be found on the left hand side identified by our For Sale board.

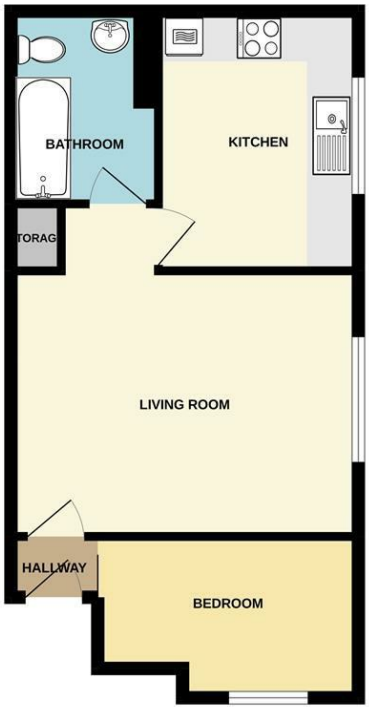
Ref: 7642NH

AGENTS NOTE
It is understood that the property is held on a leasehold term of 99 years with approximately 66 years remaining. We have been informed that the combined ground rent and service charge is £65 per month which is due payable on the first of each month. We ask that you confirm this information with your solicitors prior to completion.

AGENTS NOTE (2)
Due to the length of lease available, it is advisable that the property is available to cash buyers only. However, we have our own in-house mortgage brokers should anybody want to discuss the options of mortgage advice.

PARKING
The street is permit parking which upon completion residents can apply for. However, for viewing the property, it is advisable that you park in the car park around the corner beyond the cinema (obtaining a £1 ticket giving 3 hours of parking).

GROUND FLOOR



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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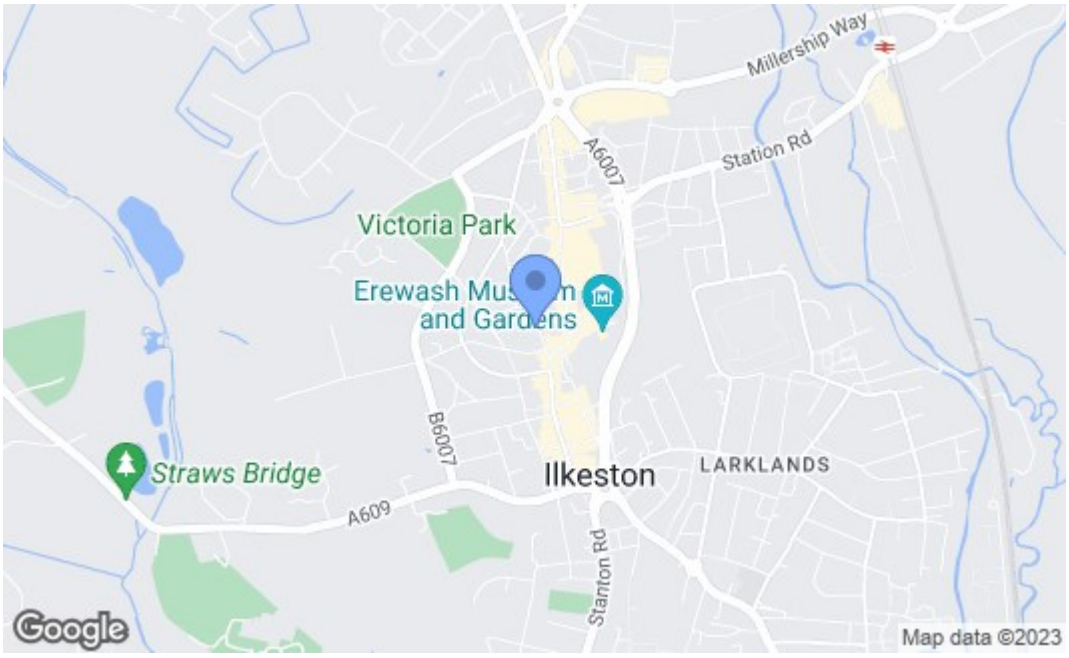

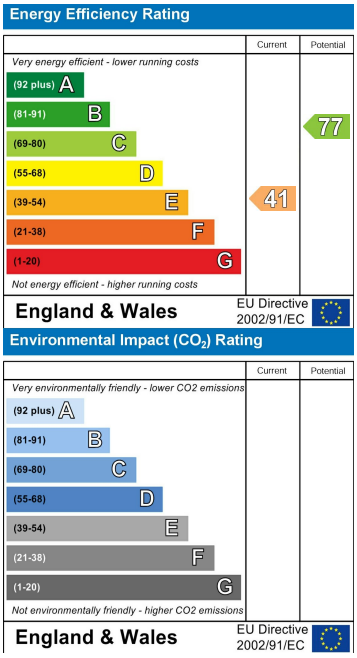

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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