

Flat 11, 27 Grey Meadow Road, Ilkeston, DE7 8GF



£125,000

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Margi Willis Estates are delighted to offer to the sales market this immaculate flat situated on this popular residential development. The accommodation comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. leasehold of 125 years commencing on the 1st January 2001 service charge £1,500 per annum ground rent £330 per annum, please be sure to have your conveyancer confirm this prior to exchange of contracts.

Entrance Hallway

With entrance door to the communal entrance, storage cupboard, access to the loft.

Lounge

15'2" x 12'9" (4.62m x 3.89m)

With two double glazed windows and two radiators.

Kitchen

8'8" x 8'7" (2.64m x 2.62m)

With a range of wall, base and drawer units incorporating working surfaces over, stainless steel sink unit with mixer tap over, fitted oven, hob and extractor fan over, integrated dishwasher, plumbing for automatic washing machine, double glazed window.

Bedroom One

13'7" x 8'9" (4.14m x 2.67m)

With fitted wardrobe, radiator, double glazed window.

Bedroom Two

9'4" x 7'7" (2.84m x 2.31m)

With fitted wardrobe, laminate flooring, fitted wardrobe.

Bathroom

8'9" x 5'2" (2.67m x 1.57m)

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mains fed shower over, wall mounted leaded towel rail, tiled splash backs.

Anti Money Laundering Regulations

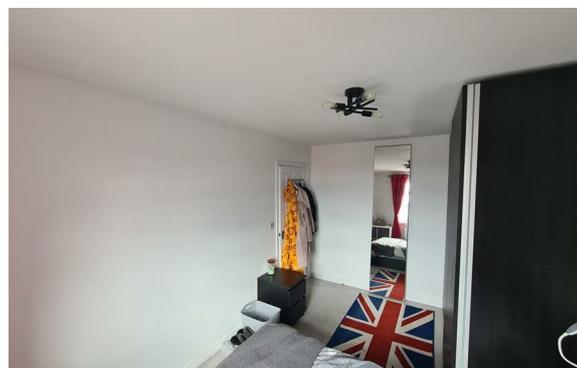
All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property



Mortgage Advice

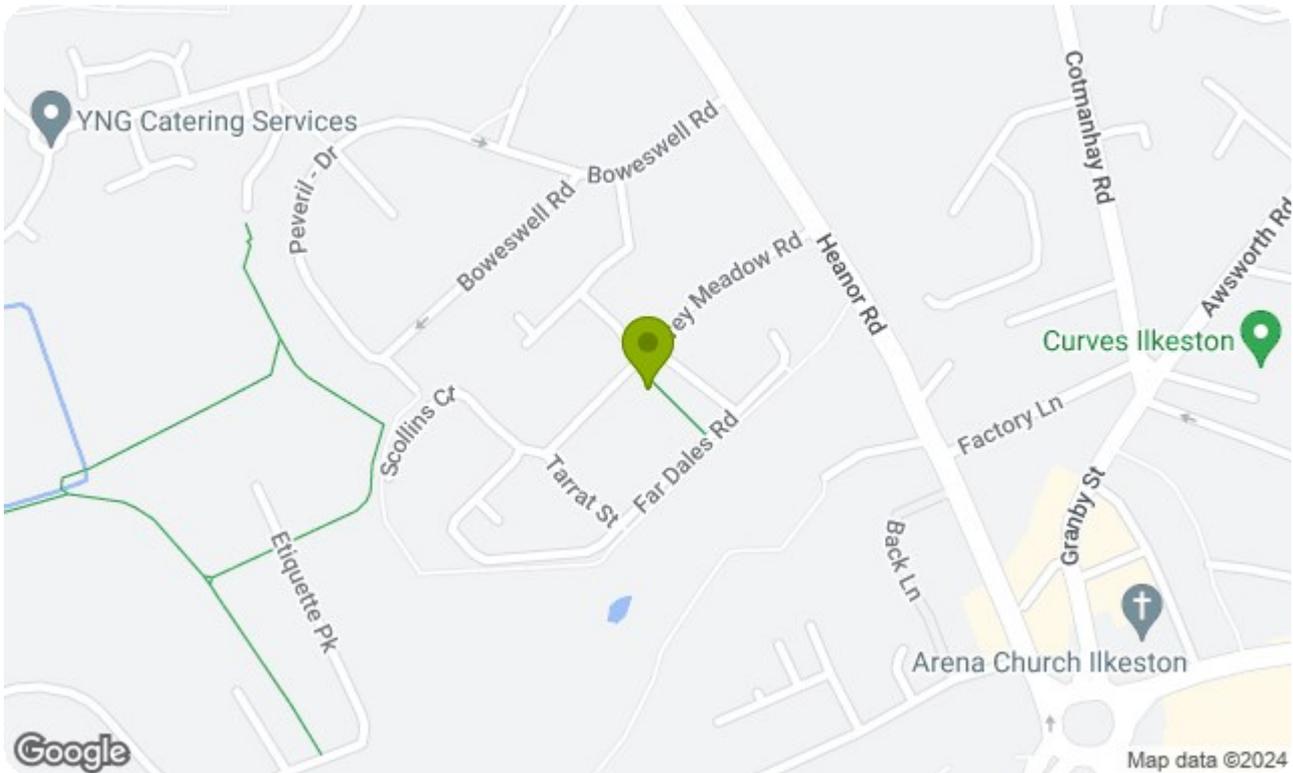
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.

leasehold

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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		
	79	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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