



Charnos Street
Ilkeston





Property Description

TOP FLOOR APARTMENT !! TWO DOUBLE BEDROOMS !! OPEN PLAN MODERN LIVING !! ALLOCATED PARKING !! We at Burchell Edwards are delighted to offer to the market this well presented top floor apartment that is ready for a new owner to love.

Located on a new sort after development within close distance to the town centre and all major roads and transport links is this top floor apartment that offers great bright spacious living and will make for the perfect first time or indeed investment purchase.

The home comprises of open plan living kitchen, two double bedrooms and family bathroom.

To the rear is two allocated parking spaces and parking for visitors, we feel with the fantastic location and the high standard of accommodation on offer really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

Entering through the composite front door with steps leading to the apartment.

Living/Dining/Kitchen

19' 3" x 18' 1" (5.87m x 5.51m)

Open plan living, dining and kitchen. Having double-glazed front and rear aspect windows. Kitchen area includes a selection of wall and base units with a stainless-steel sink and drainer unit and integrated appliances.

Living/Dining area has fitted carpet with electric storage heaters.

Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Having a double-glazed rear aspect window with fitted carpet and an electric heater.

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.36m)

Having a double-glazed front aspect window with fitted carpet and an electric heater.

Bathroom

Having a double-glazed front aspect window and a heated towel rail with linoleum flooring. Suite includes a low-level WC, handwash basin with a panelled bath with an overhead main fed shower.

To The Rear

Having two allocated parking spaces.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 80.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/IST207194

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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