



## FLAT 4 43 NOSKWITH STREET ILKESTON

£700 Per

A ground floor one bedroom apartment, which benefits from a private balcony and allocated parking space.



- Ground floor apartment • Private balcony • Open plan living / kitchen • Allocated parking Space • Modern development

### **Kitchen / Lounge/ Dining**

Entrance hallway leading through to the open-plan kitchen and lounge.

The kitchen is fitted with a single oven and hob, along with under-counter spaces to accommodate a washing machine, fridge, and freezer (appliances not maintained).

The living area is bright and inviting, featuring patio doors that open onto an enclosed wooden balcony with decked flooring.

### **Bedroom**

Double bedroom with storage airing cupboard.

### **Bathroom**

The bathroom is fitted with a white three-piece suite comprising a panelled bath with thermostatic shower over, a white pedestal wash hand basin and WC.

### **Features and location**

Flat comes with one allocated car park space. Ideally located, the property offers excellent transport links with easy access to the M1, Trowell, Nottingham, and Derby. Ilkeston town centre is also within easy reach.

### **Material Information**

Electricity supply: mains connection.

- Water and sewerage status: mains connection with water meter.

- Heating and hot water status: Electrical wall panelled heaters. Hot water via a cylinder tank.

- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

- Flood Risk: Surface Water = Very Low. Rivers and Sea = Very

Low. Ground water = This location is outside of a groundwater flood alert area. Reservoirs = Flooding from reservoirs is unlikely in this area.

- Coal mining area location: on a coalfield.

- Planning permission: See [erewash.gov.uk/planning](http://erewash.gov.uk/planning)

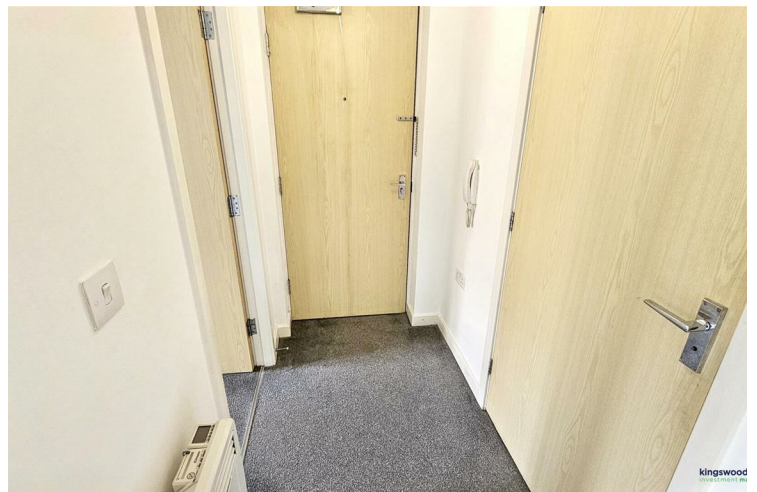
- Council: Erewash Borough Council

### **Terms and conditions**

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent, being £161 (not a fee and will go towards balance of move in monies if tenancy goes ahead).

Tenancy deposit, equivalent to 5 weeks rent, being £807. First months rent in advance.

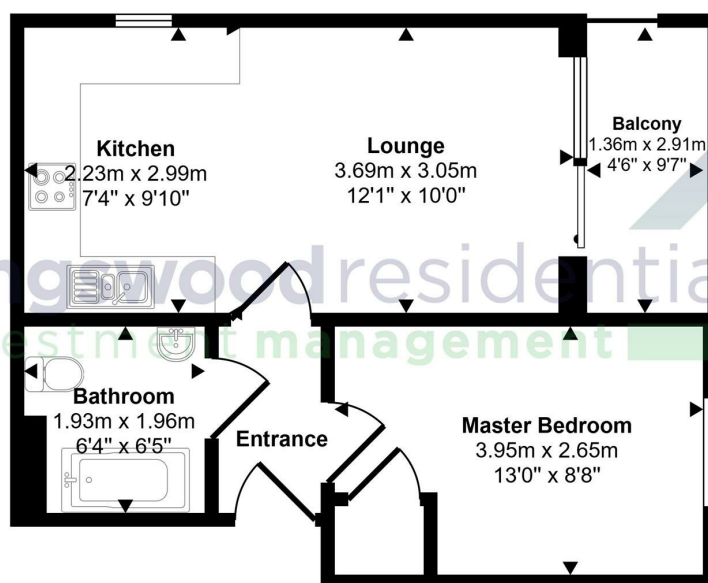
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, TDS tenancy deposit scheme and the Propertymark Client Money Protection Scheme.



- Close into Ilkeston Town Centre • Easy access to Nottingham & Derby • Council tax band = A • EPC rating = C



Approx Gross Internal Area  
35 sq m / 380 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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