



Cedar Park
ILKESTON

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Property Description

MODERN GROUND FLOOR MAISONETTE !!
OVER 55'S ONLY !! NEWLY FITTED KITCHEN !!
PRIVATE PATIO !! ONE DOUBLE BEDROOM !!
We at Burchell Edwards are delighted to offer to the market this well presented ground floor home that offers bright spacious living and is ready for a new owner to love.

Located in a extremely well maintained private development we have this charming well presented ground floor maisonette that is located close to the town centre and all the fantastic transport and road links as well as all major supermarkets.

The home comprises of entrance hallway, large living/dining room, newly fitted modern kitchen, double bedroom and modern shower room.

To the rear of the home is the private patio that leads to well maintained communal gardens and there is parking with the home.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Hardwood door opens into the entrance hallway.

Entrance Hallway

Having fitted carpet, a storage heater, and the added benefit of a useful storage cupboard, providing practical space for everyday household items.

Living/Dining Room

Having wood UPVC rear aspect doors opening out onto the private patio area, with fitted carpet and a storage heater.

Kitchen

Having a double-glazed rear aspect window. Newly fitted kitchen featuring a selection of wall and base units with a freestanding cooker.



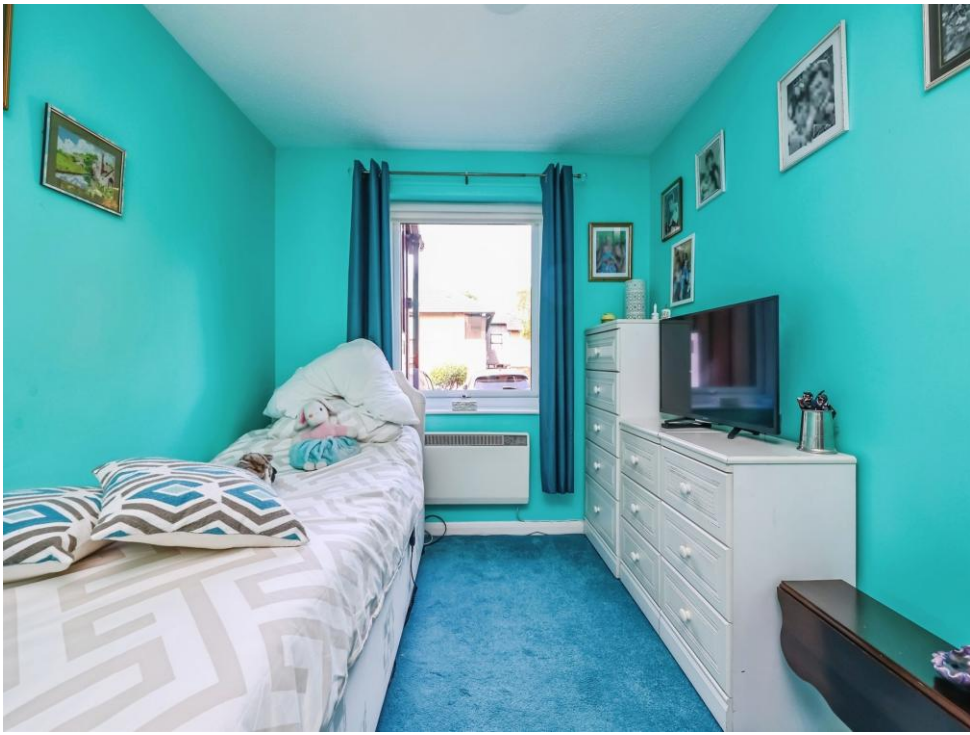
Bedroom

Having a front aspect double-glazed window with fitted carpet and an electric heater and featuring a handy storage cupboard housing the hot water tank.

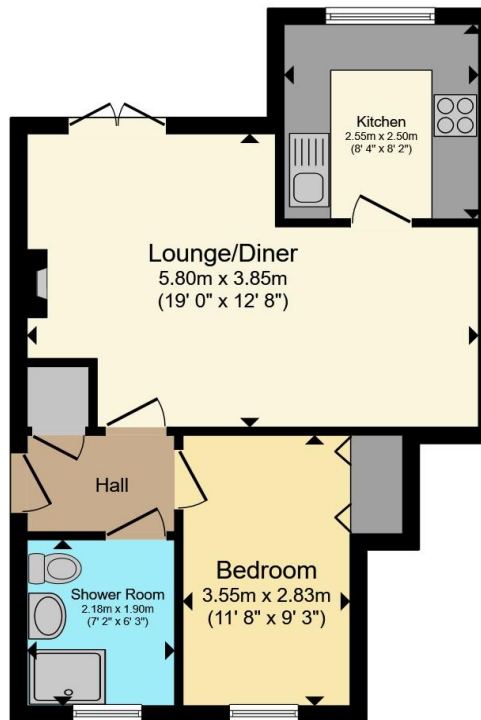
Shower Room

Having a double-glazed front aspect frosted window and fitted with a mains fed walk-in shower with a low-level WC and a vanity handwash basin with heritage tiled flooring.









Total floor area 42.0 m² (452 sq.ft.) approx

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.propertybox.io



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: B

Service Charge: 100.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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