



Palmerston Road  
Ilkeston







### Property Description

CHAIN FREE!!!! GROUND FLOOR APARTMENT !!!! TWO DOUBLE BEDROOMS !!!! ALLOCATED PARKING !!!! We at Burchell Edwards are delighted to offer to the market with no onward chain this well presented ground floor apartment that is looking for a new owner to love.

This modern apartment is located within close proximity to the town centre and all of the fantastic transport and road links as well as Ilkeston main line station.

The apartment comprises of spacious lounge with dual aspect glazing , fully equipped kitchen, two double bedrooms and bathroom.

There is allocated parking to the front as well as visitor parking and the location is absolutely fantastic with major super markets and transport links close to hand.

We feel with what this apartment has to offer it really makes for the perfect first time or indeed investment so please call Burchell Edwards today to arrange your viewing.

### To The Front

This ground floor apartment has one allocated parking space. Visitor spaces are also available. The entry door system leads into the communal area which then leads to the wooden front door into the lovely entrance hallway of the property with carpet flooring.

### Kitchen

8' 6" x 8' 8" ( 2.59m x 2.64m )

Well presented kitchen includes a gas hob, an electric oven, a stainless steel sink and drainer unit and a fitted radiator. Having tiled flooring, a selection of fitted wall and base units, plumbing and space for a washing machine and fridge freezer. There is a double glazed side aspect window.

### Living Dining Room

24' 2" x 8' 8" ( 7.37m x 2.64m )

Having a double glazed front aspect bay window and a double glazed side aspect window. Flooring is carpeted and there are two fitted radiators.

### Bedroom One

8' 8" x 12' 7" ( 2.64m x 3.84m )

Having a double glazed front aspect window with fitted carpet and a radiator.

### Bedroom Two

9' 4" x 7' 5" ( 2.84m x 2.26m )

Having a double glazed side aspect window with fitted carpet and a radiator.

### Bathroom

Fitted with linoleum flooring. Suite includes a low level WC, handwash basin, a panelled bath with main powered overhead shower and shower screen. There is a fitted radiator and an extractor fan.











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](http://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: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

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.



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