



Flat 1 Wharnccliffe Road
Ilkeston



Flat 1 Wharncliffe Road Ilkeston DE7 5GF

for sale
£100,000



Property Description

FIRST FLOOR APARTMENT !!!! TWO DOUBLE BEDROOMS!!! SECURE PRIVATE PARKING !!!! We at Burchell Edwards are delighted to offer to the market this stylish first floor town centre apartment that is looking for a new owner to love.

This charming apartment offers spacious bright living space and is located in the heart of Ilkeston town centre with all of the fantastic transport and road links close to hand and all of the supermarkets and local shops on your doorstep.

The apartment comprises of large reception, stylish well equipped kitchen, two great size double bedrooms and bathroom.

The apartment benefits from secure private parking and will make for the perfect first time purchase or indeed investment.

We feel this really is a must see so please call Burchell Edwards today to arrange your viewing.

Communal Hallway

Accessed via secure communal door into the hall with stairs leading to the entrance door.

Hallway

Accessed via hard wood door into the hall with storage heater and carpet flooring.

Lounge

Having two double glazed windows to the front, carpet flooring and storage heater.

Kitchen

Having double glazed windows to the front, wall and base units with work surfaces over, stainless steel sink and drainer, storage heater, integrated fridge freezer, washing machine, electric hob and electric oven.

Bedroom One

Having double glazed window to the front elevation, storage heater, carpet flooring and wardrobe.

Bedroom Two

Having double glazed window to the rear elevation, storage heater and carpet flooring.

Bathroom

Having vinyl flooring, low level W.C, wash hand basin, panelled bath with shower and extractor fan

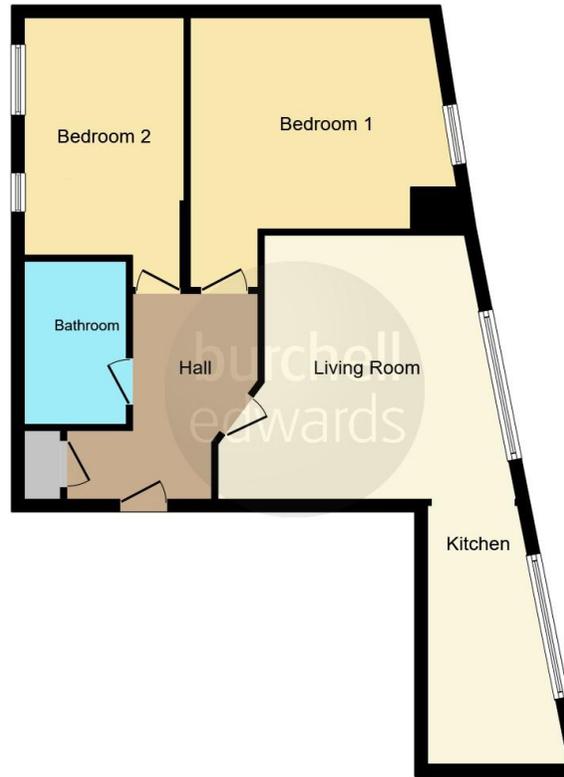
Outside

Externally there is allocated secure parking.









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
ILKESTON DE7 8AH

EPC Rating: E Council Tax
Band: B

Service Charge:
1200.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/IST207738

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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