



24 Park Road
Ilkeston DE7 5DA

£110,000



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Discover this fully renovated two-bedroom ground floor apartment, offering modern comfort and convenient living. The property features an entrance hallway with an intercom system and a handy storage cupboard. You'll find a brand new fitted kitchen and brand new boiler, and a spacious lounge/diner perfect for relaxing or entertaining. The apartment comprises two comfortable bedrooms and a well-appointed bathroom.

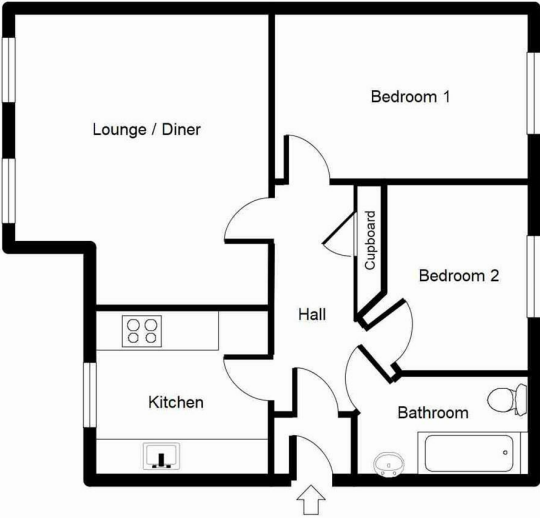
Additional benefits include an allocated parking space, ensuring easy access and parking convenience. Located close to Ilkeston Town Centre, residents can enjoy a range of local amenities, shops, and services. This property is offered to the market with no upward chain, book your viewings today.

Situated in the highly desirable market town of Ilkeston, the property benefits from its central position between Nottingham and Derby in the borough of Erewash. The town boasts its own railway station, enhancing transportation options, and is just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Centre and the Queen's Medical Centre (QMC) are both accessible within approximately 20 minutes, making this home ideal for commuters, professionals, and families seeking a vibrant community with excellent connectivity.

Viewings highly recommended to appreciate this modern, convenient apartment.



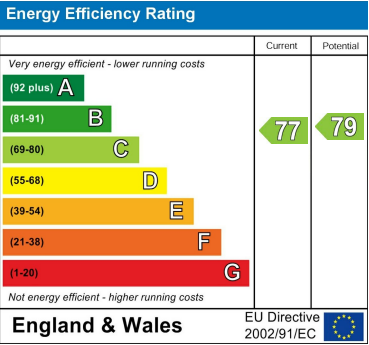
Floor Plan



Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

Hallway

Door into hallway, intercom system, doors off to all rooms, storage cupboard, radiator & vinyl flooring.

Lounge/Diner

15'1" x 13'3" (4.60m x 4.04m)

Two double glazed windows to the front elevation, two ceiling lights, TV point, two radiators & fitted carpet.

Newly Fitted Kitchen

9'2" x 8'8" (2.79m x 2.64m)

Double glazed window to the side elevation, modern wall & base units in white with wooden worktop over, stainless steel sink & mixer tap, electric oven & hob with extractor over, cupboard housing wall mounted boiler, space for fridge/freezer, space for washing machine, space for dryer, track spotlights, radiator & tiled flooring.

Bedroom One

13'3" x 8'10" (4.04m x 2.69m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Two

9'8" x 7'6" (2.95m x 2.29m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bathroom

9'1" x 5'2" (2.77m x 1.57m)

Panelled bath with mains feed shower over, low flush WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator & tiled flooring.

Outside

One allocated parking space.

N.B

Leasehold property with Length of Lease = ~130 years remaining
Service Charge = £1,343.93 pa
Ground Rent = £258.10 pa

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