

CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS

Nesfield Court Nesfield Road

Ilkeston DE7 8BS

£105,000

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This two-bedroom first-floor apartment is exclusively available for over 55s and situated in a highly desirable location close to the town centre. The property includes a spacious lounge diner, a fitted kitchen, two well-proportioned bedrooms, and a practical wet room.

Residents enjoy access to beautifully maintained communal gardens and parking facilities for both residents and guests. Conveniently located near public transport, local shops, and parks, it offers a comfortable and convenient lifestyle. The property is offered with vacant possession, and viewings are highly recommended.

This warden-assisted development is particularly popular due to its friendly community feel and convenient location. Offered to the market with no upward chain, this immaculate apartment is ready to move straight into, making it an ideal choice for those seeking comfortable, low-maintenance living.

Location
Ilkeston is a popular market town ideally situated between Nottingham and Derby, within the borough of Erewash. The town offers a wide range of local amenities, shops and leisure facilities, together with its own railway station and excellent public transport links.
The property is conveniently located for access to Junctions 25 and 26 of the M1 motorway, both approximately a 10-minute drive away. Nottingham City Hospital and the Queen's Medical Centre are also within approximately 30 minutes by car, making Ilkeston a convenient base for accessing the wider East Midlands.









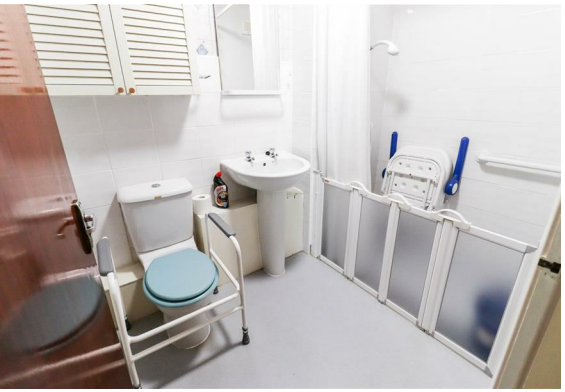
















Entrance Hall

Laminate flooring, radiator with cover, loft hatch, wall mounted thermostat, emergency pull cord, doors leading off.

Lounge

14'1" x 11'6" (4.29m x 3.51m)

Double glazed window to the front elevation, electric fire with wooden surround & mantelpiece, coving to ceiling, radiator, TV point, phone point, door leading to kitchen.

Kitchen

9'5" x 7'10" (2.87m x 2.39m)

Fitted with a range of base cupboards, drawers, & wall units, laminated work surfaces with tiled surround, stainless steel sink and drainer unit with mixer tap, space for freestanding oven with extractor fan over, space & plumbing for washing machine, space for freestanding fridge freezer, wall mounted Valiant boiler, cupboard housing hot water cylinder, double glazed front window, coving & vinyl flooring.

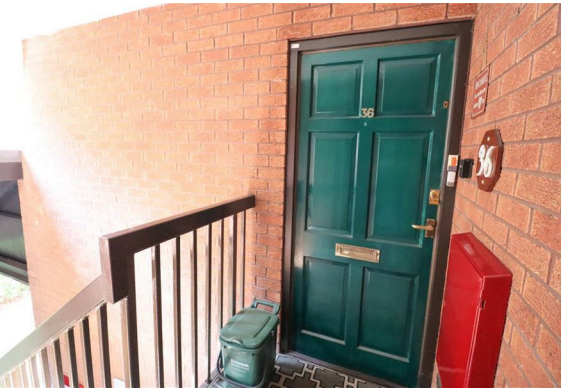
Bedroom One

13'8" x 8'3" (4.17m x 2.51m)

Fitted with a range of furniture, including wardrobes, over bed storage, drawers & dressing table, coving to ceiling, radiator, carpeted flooring, phone point, double glazed rear window.









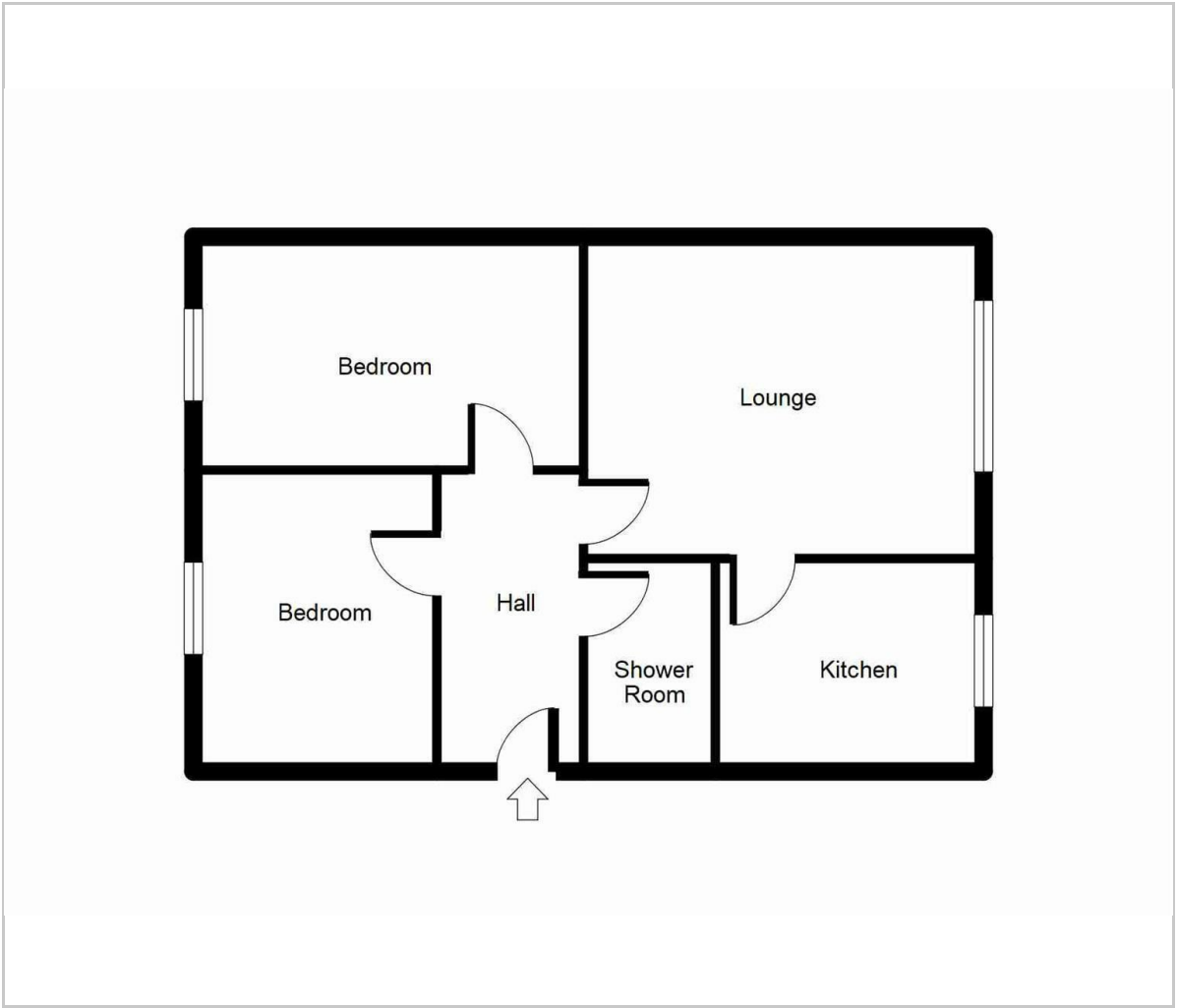
Bedroom Two
8'11" x 7'6" (2.72m x 2.29m)
Fitted wardrobe, consumer unit, coving to ceiling, carpeted flooring, radiator & double glazed front window.

Wet Room
7'10" x 5'5" (2.39m x 1.65m)
Walk in shower with fold down convenience seat, pedestal wash hand basin, low flush WC, storage unit, part tiled walls, radiator & nonslip flooring, extractor fan.

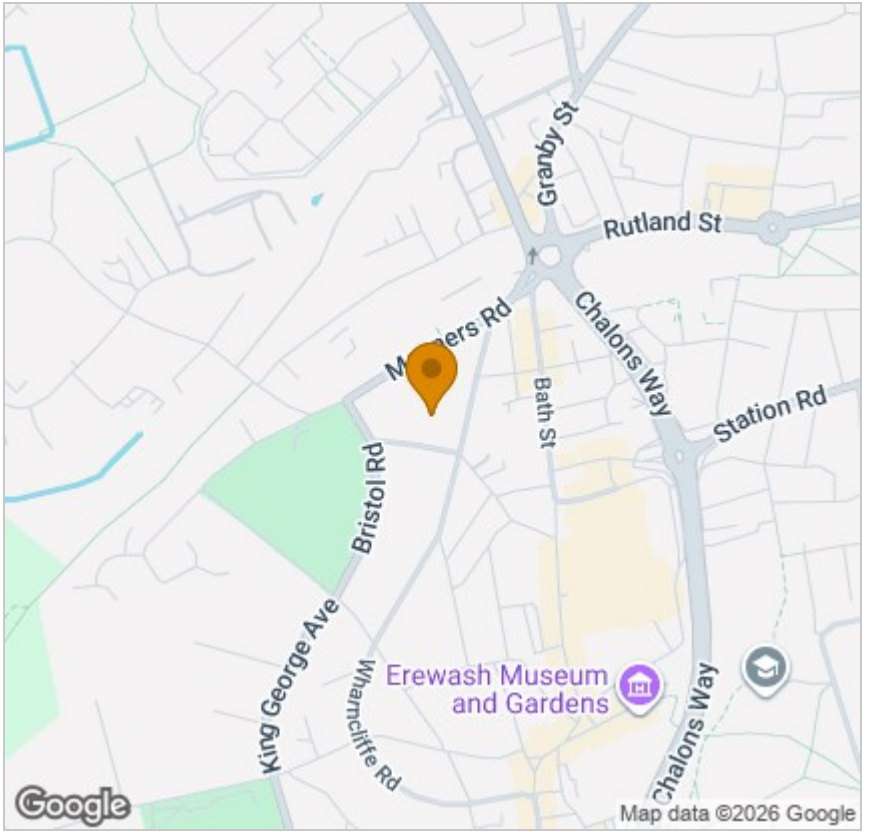
Outside
Access by steps to the external of the building, where there is a shared communal garden to the rear.

Parking
A communal parking area for residents and their guests.

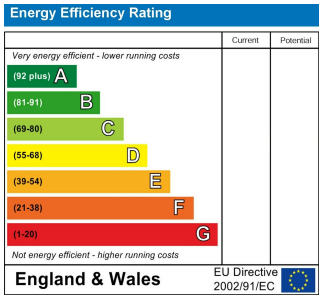
Floor Plan



Area 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.

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