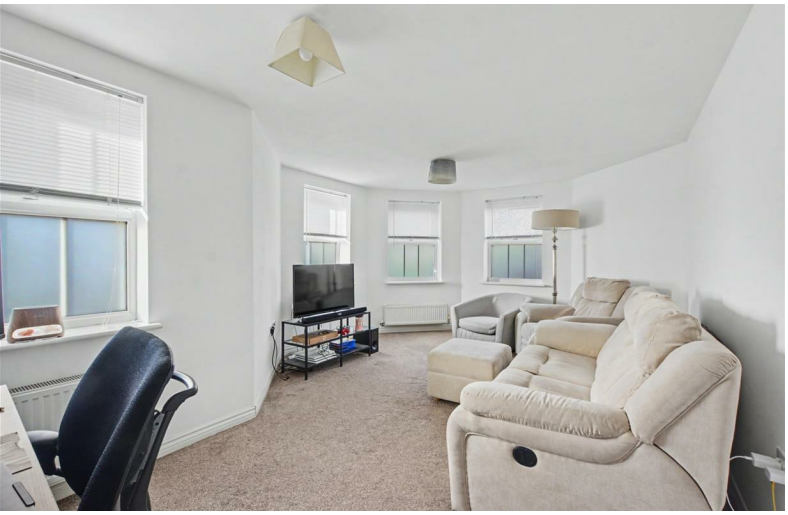
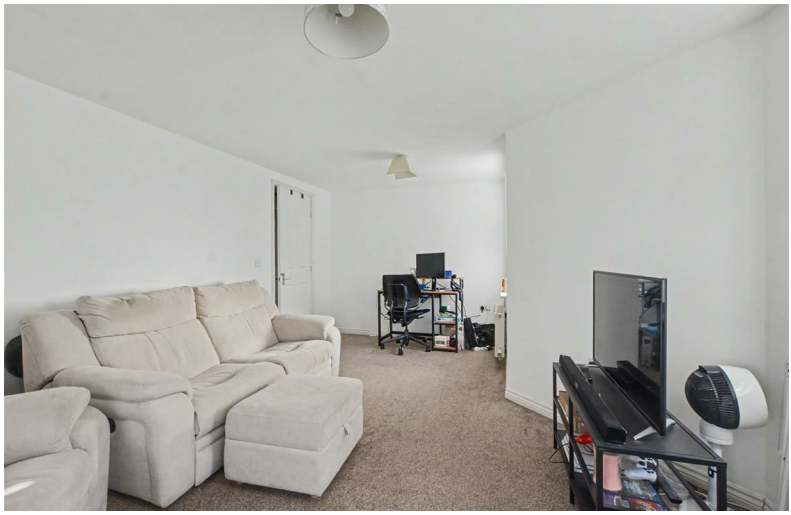
Robert Ellis

look no further...







Disraeli Crescent
Ilkeston, Derbyshire DE7 5BU

A GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

£99,950 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea



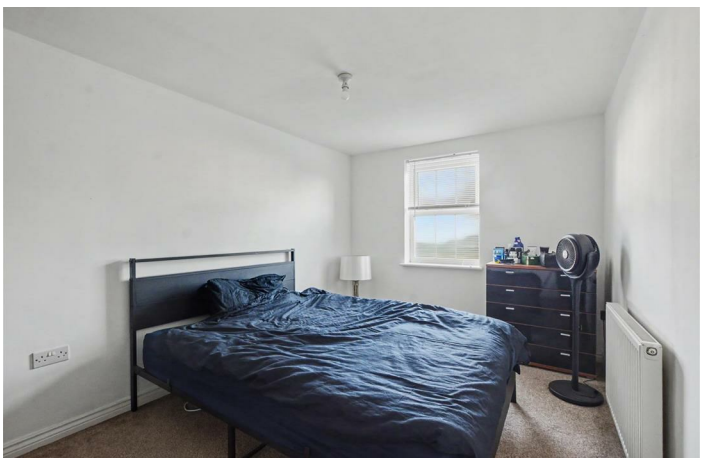
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT POSITIONED WITHIN WALKING DISTANCE OF ILKESTON TOWN CENTRE.

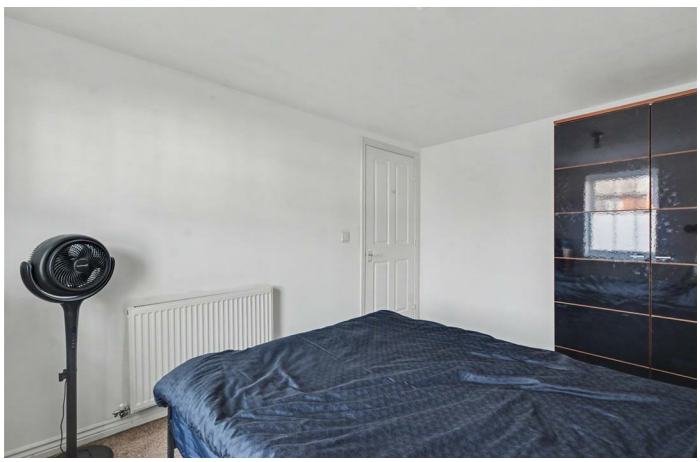
With single level accommodation accessed via a communal hallway comprising entrance lobby, inner hallway, living room with feature turreted bay window, kitchen, two bedrooms and bathroom.

The property benefits from gas fired central heating from a combination boiler, double glazing and an allocated parking space.

The property is positioned within walking distance of Ilkeston town centre, as well as easy access to good transport links including Ilkeston train station.

We believe the property will make an ideal downsize, first time buy or investment opportunity and highly recommend an internal viewing.





ENTRANCE LOBBY
4'0" x 3'10" (1.24 x 1.18)
Entrance door via the communal hallway, wall mounted consumer unit, ceiling light and internal door to hallway.

ENTRANCE HALL
11'5" x 6'3" (3.48 x 1.92)
Doors to all rooms, useful cloaks/storage closet, radiator, security intercom phone and wi-fi booster.

LIVING ROOM
18'6" x 12'3" (5.65 x 3.74)
Benefitted from the extra space via the turreted bay window which has three double glazed windows (with fitted blinds), additional double glazed window to the front (with fitted blinds), two radiators, media points.

KITCHEN
9'1" x 8'7" (2.79 x 2.64)
The kitchen is equipped with a matching range of fitted base and walls storage cupboards and drawers, with marble-style roll top work surfaces incorporating a single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for under-counter kitchen appliances, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the front (with fitted blinds), radiator.

BEDROOM ONE
13'1" x 8'9" (4.00 x 2.69)
Double glazed window (with fitted blind), radiator.

BEDROOM TWO
9'5" x 8'11" (2.88 x 2.74)
Double glazed window to the front (with fitted blinds), radiator.

BATHROOM
898'11" x 5'2" (274 x 1.59)
Three piece suite comprising panel bath with mains shower over, push flush WC and wash hand basin with tiled splashbacks. Tiled splashbacks surrounding the bath, extractor fan, radiator, double glazed window to the front (with fitted blinds).

ALLOCATED PARKING
There is one allocated parking space belonging to the property.

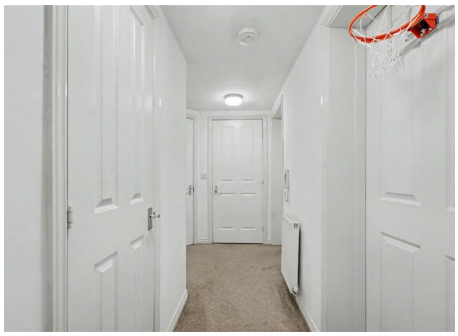
AGENTS NOTE
It is understood that the property is held on a leasehold term of 150 years from 2006/2007, with an annual ground rent of £260 per annum and a service charge of approximately £1300 per annum. We ask that you confirm the latest and current information relating to this with your solicitor prior to completion.

DIRECTIONS
Proceed to the main Ilkeston roundabout and follow the roundabout before taking the exit onto Park Road. Take a left hand turn onto Disraeli Crescent and the block can be found on the left hand side.

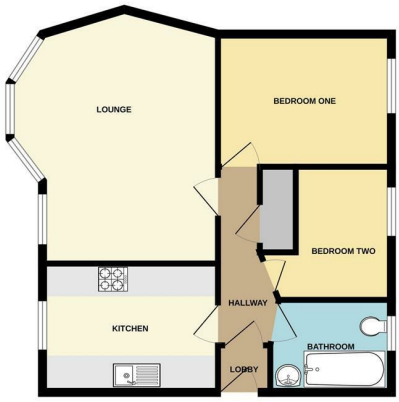




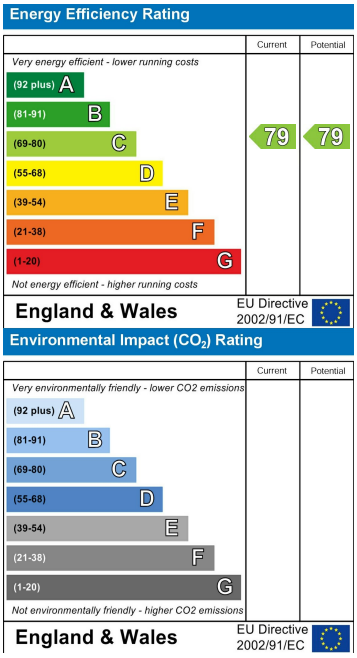












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.