



Blackburn Place
ILKESTON

burchell
edwards



Property Description

CHAIN FREE !!!!! DOUBLE BEDROOM!!!!
ALLOCATED PARKING !!!! CLOSE TO TOWN
CENTRE !!!! We at Burchell Edwards are delighted
to offer to the market with no onward chain this first
floor apartment which is looking for a new owner to
love.

The apartment benefits from having its own street
door which leads upstairs into the entrance hall with
a large bright reception room, a double bedroom
and well equipped kitchen and large storage.

There is allocated parking with the apartment and
located close to the town centre will make for the
purchase so please call Burchell Edwards today to
arrange your viewing.

To The Front

Composite front door leads into the entrance
hallway.

Hallway

Hallway and stairs are carpeted and lead
directly up the apartment.

Bedroom

14' 9" x 10' 1" (4.50m x 3.07m)
Having a double-glazed window to rear
aspect with carpet flooring and a fitted
radiator.



Living Room

14' 2" x 10' 2" (4.32m x 3.10m)

Having a double-glazed window to rear aspect with carpet flooring and a radiator.

Kitchen

12' 7" x 6' 11" (3.84m x 2.11m)

Having a double-glazed window to front aspect with a selection of wall and base units, a stainless-steel sink and drainer unit, space for oven, washing machine and fridge-freezer.

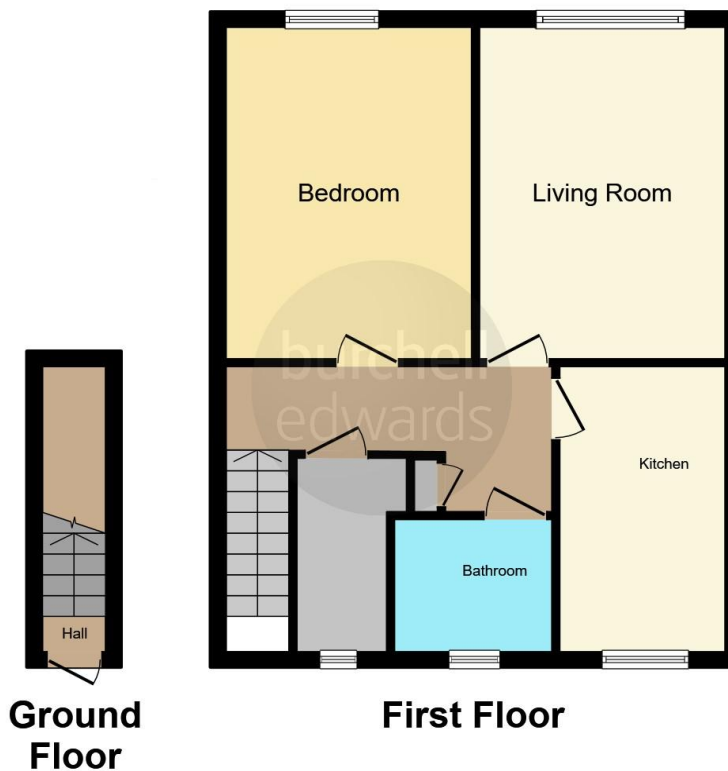
Bathroom

Having a double-glazed frosted window to the front aspect. Suite includes a panelled bath with an over-head electric shower, handwash basin and low-level WC. Benefits from having a handy storage cupboard.









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
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EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 252.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/IST206845

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2004. Should you require 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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