



Erewash Works Wood Street  
Ilkeston

burchell  
edwards

# Erewash Works Wood Street Ilkeston DE7 8GU

for sale offers in the region of  
**£75,000**



## Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this chain free well presented ne bedroom duplex apartment within the characterful Erewash Works development, ideally located close to Ilkeston town centre and local amenities.

The property is perfect for investors, with the option to be sold with a tenant in situ, providing immediate rental income.

Internally, the accommodation is arranged over two levels and briefly comprises an entrance area leading into a spacious open plan kitchen living room with high ceilings and tall windows allowing for plenty of natural light. The fitted kitchen offers a range of modern units, work surfaces and appliance space. A contemporary shower room completes the ground floor.

To the first floor, a generous landing provides access to the good sized bedroom. The bedroom is an impressive space with skylights and ample room for furnishings.

Externally, the development benefits from a communal courtyard setting and secure entry.

Located within easy reach of transport links, shops and schools, this unique home blends character features with modern living and represents an excellent opportunity for first time buyers or investors alike.

Viewing is highly recommended to fully appreciate the space, layout and convenient position on offer within this attractive converted building in Ilkeston today now.

## Kitchen / Living Room

A bright and spacious open plan area with high ceilings and large windows. The living area offers ample space for seating and dining, while the kitchen is fitted with modern units, worktops and integrated cooking facilities with space for appliances.

## Shower Room

Fitted with a contemporary three-piece suite comprising a shower enclosure, wash basin and WC, finished with modern tiling.

## Bedroom One

A generous principal bedroom featuring skylights, creating a bright and airy atmosphere, with plenty of space for bedroom furniture and storage.

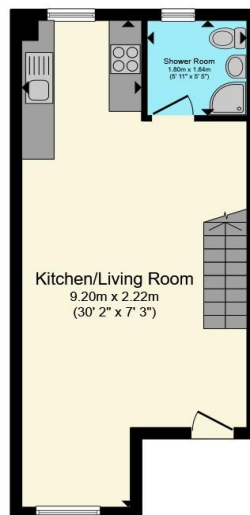
## Storage

Ideal spacious storage area accessed via the bedroom.

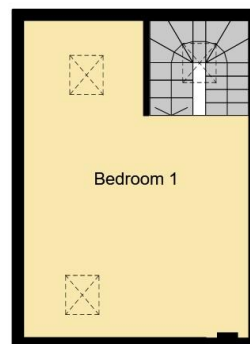








Ground Floor



First Floor

Total floor area 60.2 m<sup>2</sup> (648 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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21 Bath Street  
ILKESTON DE7 8AH

EPC Rating: D Council Tax  
Band: A

Service Charge:  
1893.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/IST207725](http://burchelledwards.co.uk/Property/IST207725)**

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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