



One Bedroom Apartment located in Ilkeston.

Asking Price Of £75,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

Flat 12 51 Wharncliffe Road Ilkeston DE7 5GF



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PROPERTY SUMMARY

A well-presented and ideally located one-bedroom apartment situated in the heart of Ilkeston town centre, offering convenient access to a wide range of local shops, transport links, and everyday amenities, all within easy walking distance.

The accommodation briefly comprises a bright and spacious open-plan kitchen, living, and dining area, creating a modern and versatile living space. There is also a comfortable double bedroom and a contemporary shower room.

The property has been newly redecorated throughout, providing a fresh and neutral finish, and comes with an allocated parking space.

A fantastic purchasing opportunity for First Time Buyers and Investors alike.

Early viewing is highly recommended-please get in touch to arrange an appointment.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		