



Priory Close, Ilkeston DE7 4JF

welcome to

Priory Close, Ilkeston

Offered for sale is this modern first floor apartment in Kirk Hallam, just outside of Ilkeston. The property is in exceptional condition, ready to move into and would make a great first time buy, investment, or home for a professional wanting to be on the outskirts of town.





Hallway

Living Room

13' 9" Max x 12' 4" Max (4.19m Max x 3.76m Max)

Kitchen

10' 4" Max x 7' 6" Max (3.15m Max x 2.29m Max)

Bedroom One

10' 11" Max x 9' 10" Max (3.33m Max x 3.00m Max)

Bedroom Two

13' 6" Max x 8' 11" Max (4.11m Max x 2.72m Max)

Bathroom

Agent Note

welcome to

Priory Close, Ilkeston

- Immaculate First Floor Flat
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Lots of Natural Light
- Close to Ilkeston town

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Oct 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121803](https://www.bagshawsresidential.co.uk/Property/DBY121803)



Property Ref:
DBY121803 - 0002

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Offered for sale is this modern first floor apartment in Kirk Hallam, just outside of Ilkeston. The property is in exceptional condition, ready to move into and would make a great first time buy, investment, or home for a professional wanting to be on the outskirts of town, and just a short drive to the City of Derby. The property is close to schooling, supermarkets, rail and road links.

The property is in a well-maintained area and has its own private entrance. Once inside, the property benefits from a small entrance hallway, a well-designed kitchen with ample counter top space and base and wall units, spacious lounge, two double bedrooms, one with built-in storage, and a full bathroom with white suite and shower over the bath. The property benefits from uPVC double glazing and central heating, and is flooded with natural light due to its elevated position.

Viewing is highly recommended to avoid missing out.



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