



5 Cedar Park  
Ilkeston DE7 5GE  
£120,000

## 5 Cedar Park

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A rare opportunity to purchase one of the much sought after, ground floor retirement over 55s apartments situated in the very popular Cedar Park complex.

Ideally situated in a convenient location close to Ilkeston town centre and its amenities.

The accommodation briefly comprises an entrance hallway, a spacious L-shaped lounge diner with French doors opening onto the courtyard area, and a fitted kitchen with white goods included. There is a generous double bedroom with a storage cupboard, along with a newly fitted shower room.

Externally, the property benefits from a small private courtyard seating area and access to a shared lawn and parking space.

Nestled conveniently between Nottingham and Derby, Ilkeston is a vibrant and highly sought-after market town within the borough of Erewash. Known for its historic charm and community, Ilkeston offers a fantastic lifestyle with a wide array of local amenities, including shops, schools, parks, and leisure facilities.

Ideal for commuters, the town benefits from its own railway station providing links to Nottingham, Derby, and beyond. As well as quick access to junctions 25 and 26 of the M1 motorway, making travel effortless. Nottingham city centre, renowned for its cultural attractions and shopping, as well as the Queen's Medical Centre, are both reachable within approximately 25 minutes.

This retirement home offers practical, low-maintenance living with convenient access to local amenities and transport links. Located in a suitable area for those seeking a comfortable and manageable home in later life.





### Entrance Hall

Covered entrance area with bin storage area, wood double glazed door to side elevation, into hall with storage cupboard, fitted carpet, (Newly Fitted) Dimplex Night Storage Heater, doors leading to bedroom, shower room, and Lounge diner.

### L- Shaped Lounge Diner

19'0 max x 13'3 (5.79m max x 4.04m )

With double glazed French doors to rear elevation leading onto private courtyard, electric fireplace with surround, TV point, (Newly Fitted) Diplex floor standing night storage heater, fitted carpet and internal door into kitchen.

### Fitted Kitchen

8'3 x 8'3 (2.51m x 2.51m)

Fitted with a comprehensive range of wall and base cupboards, drawers and matching wall units, complemented by rolled edge worktops and tiled splashbacks, this kitchen combines functionality with style. The units have been thoughtfully designed to incorporate practical features such as vision-height pull-out shelving, plate racks, wine racks, and a spacious larder cupboard, providing ample storage solutions. The property includes a free-standing oven with electric hob over, washing machine and fridge freezer, included in the sale. A double-glazed window to the rear elevation allows for plenty of natural light, creating a bright and welcoming space.

### Double Bedroom

11'8 x 8'4 (3.56m x 2.54m)

Double size room with double-glazed window to the front elevation, airing tank cupboard wardrobe space area, TV point, wall mounted electric heater & fitted carpet.

### Shower Room

6'2" x 7'1" (1.89 x 2.18)

A three-piece suite including a walk-in shower with glass screen, plumbed shower with two showerheads, a wash hand basin in a floating vanity unit, and a high raised close-coupled WC. The room features a low-maintenance suspended PVC ceiling, tiled walls and Heritage tiled floor, a double-glazed frosted window to the front elevation, extractor fan and heated towel rail, illuminated LED mirror is included.





#### Outside

Parking space at front of property, side walkway to water butt.

A flat patio, enclosed by picket fencing, provides space for planting and a patio table. The south-facing aspect offers plenty of natural light, and the property overlooks a communal lawn and an additional parking area.

#### Freehold

There are 12 flats in the block in total and a management company has been set up and New Collective freehold lease.

Fees are approx. £1600 PA.

#### Council Tax Band

Council Tax Band., Erewash borough Council Band B

#### Please Note:

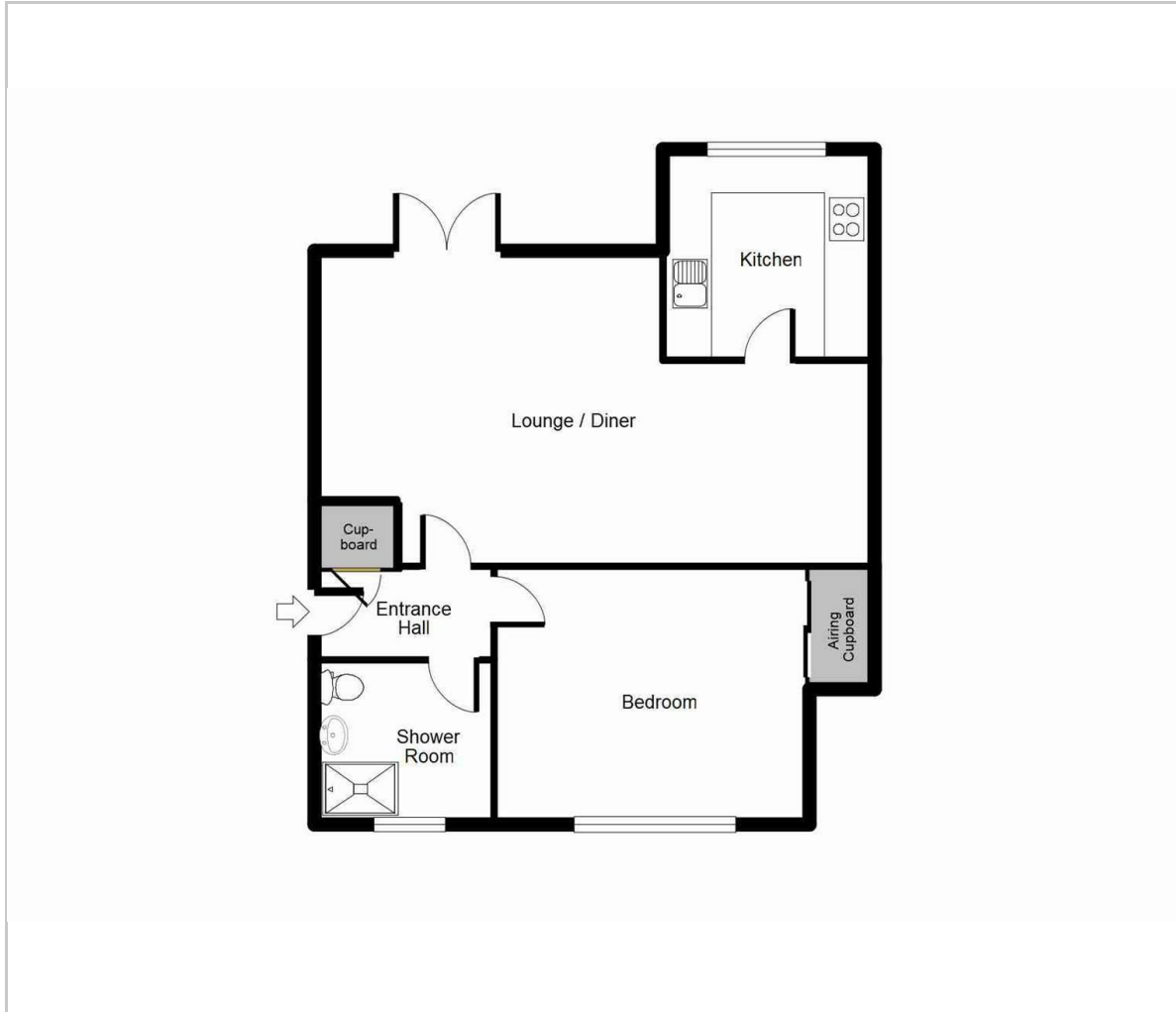
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## Floor Plan



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

