



86A Cotmanhay Road, Ilkeston DE7 8NA

£425 Per Calendar Month



A fully refurbished one bedroom ground floor flat with open living space, shower room, off road parking and UPVC double glazing.

Having undergone a full re-furbishment this one bedroom ground floor flat comprises of the following: open plan living and kitchen combined, neutrally decorated, bedroom and shower room. Space for one car on off road parking.

KITCHEN 11'3" x 6'4" (3.43m x 1.95m)

Having a range of base to eye level units with a roll top work surface, splash back tiles and single stainless steel sink and drainer. Electric under counter oven with a four ring electric hob, overhead extractor fan and spaces for appliances.



LIVING ROOM 11'6" x 8'6" (3.53m x 2.61m)

Neutrally decorated with carpet, skirting boards, wall mounted electric heater and a UPVC double glazed window to the side elevation.



BEDROOM 9'11" x 8'10" (3.03m x 2.70m)

Neutrally decorated with carpet, skirting boards, wall mounted electric heater and a UPVC double glazed window to the side elevation.




SHOWER ROOM 5'6" x 5'7" (1.69m x 1.72m)


Comprises of a three piece suite, having a low level toilet, sink on pedestal and shower cubicle with electric shower. Wall mounted heated towel rail and black vinyl floor.



OUTSIDE

Off road parking for ONE car only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

