



**87A Cotmanhay Road, Ilkeston DE7 8NA**

**£395 Per Month**



A fully refurbished ground floor flat, with open plan living space and off road parking for one vehicle.

Having undergone full refurbishment and neutrally decorated throughout, this ground floor flat comprises of open plan living and bedroom plus kitchen combined, and separate shower room. The flat also benefits from off road parking for one car.

**LIVING ROOM / BEDROOM 11'7" x 15'1" (3.54m x 4.60m)**

All neutrally decorated with UPVC double glazed window to the rear elevation, UPVC double glazed door with opaque glass also to the rear elevation, wall mounted electric heater and skirting boards.

**KITCHEN 4'5" x 9'0" (1.36m x 2.75m)**

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

**SHOWER ROOM 5'4" x 5'6" (1.65m x 1.70m)**

Comprising of a three piece suite of 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.

