



86 Cotmanhay Road, Ilkeston DE7 8NA

£450 Per Month



This newly refurbished ground floor one bedroom flat is available now.

The property comprises of kitchen and living room combined, one bedroom and a shower room.

Measurements may differ due to the wall being in a corner wall.



**KITCHEN / LIVING AREA 17'4" x 9'8" to corner recess (5.29m x 2.97m to corner recess)**

The kitchen comprises of eye to base level units with rolled top worksurfaces, splashback tiles, stainless steel sink and drainer, four ring electric hob with undercounter electric oven and overhead extractor fan, skirting boards and spaces for kitchen appliances. The living area has two UPVC double glazed windows (one to the side and one to the front), newly carpeted and neutrally decorated. Wall mounted electric heater and UPVC double glazed door to the front elevation. NOTE:



**BEDROOM 7'9" x 11'0" (2.38m x 3.37m)**

Newly carpeted and neutrally decorated. UPVC double glazed window to the side elevation, skirting boards and wall mounted electric heater.



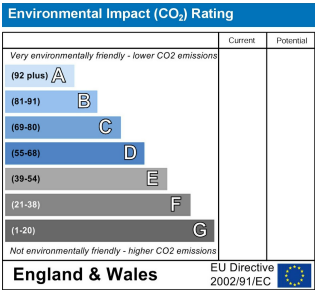
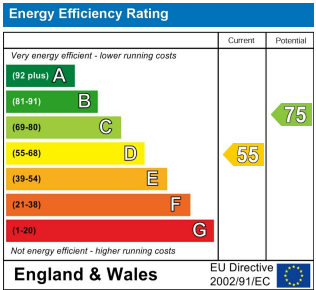
**SHOWER ROOM**

Having a low-level toilet, wall mounted sink, shower cubicle with electric shower, and wall mounted heated towel rail.



All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.



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