



87B Cotmanhay Road, Ilkeston DE7 8NA

£425 Per Month



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

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

KITCHEN 11'9" to door recess x 9'7" (3.59m to door recess x 2.93m)

The kitchen comprises of base to eye level kitchen units with rolltop worksurfaces, stainless steel sink with drainer and mixer tap, splashback tiles, four ring electric hob and electric oven with overhead extractor fan, space for kitchen appliances, UPVC double glazed window to the rear aspect, electric storage heater and UPVC double glazed door on entrance.



BEDROOM & LIVING 15'6" x 8'8" (4.74m x 2.65m)

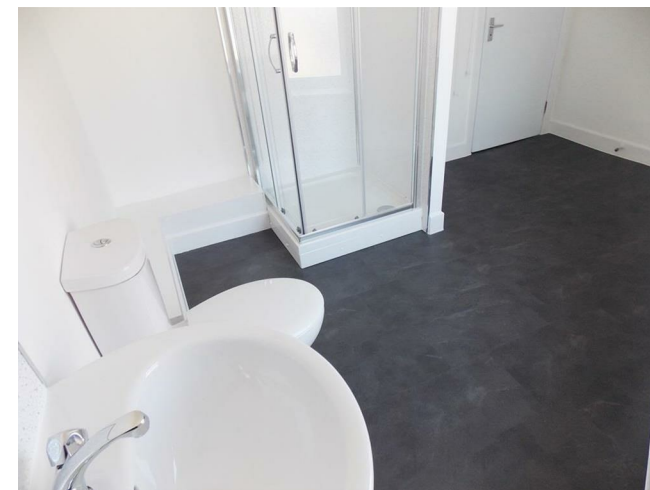
Newly carpeted and neutrally decorated. With

skirting boards, wall mounted electric heater, UPVC double glazed windows (one to the front and one to the rear). NOTE: both walls are corner walls and may measure various different measurements.



SHOWER ROOM 9'10" x 13'3" (3.01m x 4.04m)


Comprising low-level toilet, sink on pedestal, and shower cubicle with electric shower. UPVC double glazed window to the front elevation and wall mounted heated towel rail. NOTE: this wall is a corner wall and may measure various different measurements.




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.

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 (CO₂) 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	

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