



49b Market Street, Derbyshire DE7 5RD

£495 PCM



Finished to an excellent standard throughout, this one-bedroom, first floor flat is situated in a central location with ease of access to all transport links.

Situated on Market Street, Ilkeston this flat is neutrally decorated throughout and includes stylish fitted kitchen and bathroom suite. There is also double glazing.

Entering the flat into:

HALLWAY

With stairs leading up to accommodation.

BATHROOM

This beautifully fitted bathroom includes low level WC, vanity unit, wash hand basin and large walk-in shower with electric shower and glazed shower screen. With obscure UPVC double glazed window, wall mounted radiator and tile design flooring.



BEDROOM

With white painted ceilings and walls, grey carpet to floor, pendent light fitting to ceiling, double glazed window and wall mounted electric radiator.



LANDING

With designated for utility area, plumbed for washing machine and a tumble dryer which is provided .

KITCHEN / LOUNGE

This practical room provides a lounge area to one side and a kitchen to the other.

The superbly fitted kitchen area includes wall and base units with Cashmere Gloss cupboard and drawer fronts, with wood effect worksurfaces over. The kitchen also benefits from stainless steel sink and drainer unit, space for under worktop fridge, breakfast bar, tiled splashbacks and wood effect flooring. There is also the added feature of integrated appliances such as oven and hob with an extractor hood above.

To the other side of the room is the lounge area. With white painted ceilings and walls, grey carpet to floor, two pendent light fittings to ceiling (providing the option of having separate lighting to each area of the room), wall mounted electric radiator, meter cupboard and double glazed windows to the street.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
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