



Flat 34 18 South Street, Ilkeston, DE7 5QE

**£106,995**

RENSAHW ESTATES are Thrilled to offer this SPACIOUS TWO BED APARTMENT \* Central Town Centre Location \* POPULAR, RECENTLY COMPLETED DEVELOPMENT \* Secure Parking \* LIFT \* Neutral Decor Throughout \* MODERN KITCHEN with INTEGRATED FRIDGE FREEZER & WASHER DRYER \* Ideal Investment or First Buy \* NO UPWARD CHAIN \*



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## ENTRANCE HALL

Electric heater, ceiling spotlights.

## LIVING KITCHEN 5.6M X 4.2M (18'4" X 13'9")

UPVC double glazed window, electric heater, range of white high gloss wall and base units with roll edge worktops, tiled splash backs, stainless sink, electric hob, oven, stainless extractor hood, integrated fridge freezer and washer dryer, ceiling spotlights.

## BEDROOM 4.8M X 4.3M (15'9" X 14'1")

Double glazed electric Velux window, electric heater, ceiling spotlights.

## BEDROOM 4.2M X 3.3M (13'9" X 10'10")

UPVC Double glazed window, electric heater, ceiling spotlights.

## BATHROOM 4.8M X 2.1M (15'9" X 6'11")

Panelled bath with mixer shower, pedestal wash basin, close coupled W.C., tiled splash backs, chrome electric towel heater, storage cupboard housing hot water tank.

## COMMUNAL AREA & PARKING

Spacious and secure communal areas with lift and access to the secure parking with one allocated parking space.

## DIRECTIONS

From the Ilkeston Market Place the development entrance can be found on South Street opposite the Ilkeston Library.

## EPC INFORMATION

Energy Efficiency Rating: D

## CURRENT COUNCIL TAX BAND

A

## LEASEHOLD INFORMATION

Lease Length: 250 years.

Service Charge: Estimated to be circa £900 per annum.

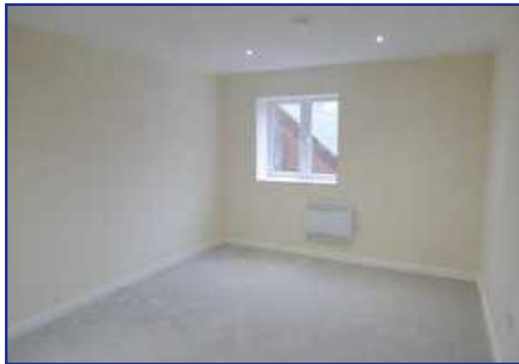
Ground Rent: Estimated to be circa £250 per annum.

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

# Flat 34 18 South Street, Ilkeston, DE7 5QE



11 Bath Street, Ilkeston, Derbyshire, DE7 8AH  
Tel: 0115 9444 777  
Fax: 0115 9445 777  
property@renshaw-estates.co.uk  
www.renshaw-estates.co.uk

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estates & lettings . . .