



28 Nesfield Court, Ilkeston, DE7 8BS

£85,000

RENSHAW ESTATES are delighted to offer this TWO BED WARDEN AIDED FLAT * Over 55's Only * VIDEO TOUR * Well Presented * NO UPWARD CHAIN * Combination Boiler * First Floor * CLOSE TO TOWN CENTRE & BUS ROUTES * Popular Complex * VIEWING HIGHLY ADVISED *



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ENTRANCE HALL

Door, radiator, loft access.

LOUNGE 4.5M X 3.5M (14'9" X 11'6")

UPVC double glazed window, radiator, feature fireplace with electric fire.

KITCHEN 3M X 2.4M (9'10" X 7'10")

UPVC double glazed window, wall and base units with roll edge worktops, tiled splash backs, electric oven, hob, extractor hood, stainless sink, integrated washer, dishwasher, fridge, freezer, Vaillant Combination boiler.

BEDROOM 4.2M X 2.5M (13'9" X 8'2")

UPVC double glazed window, radiator.

BEDROOM 2.7M X 2.3M (6'7" X 7'7")

UPVC double glazed window, radiator.

BATHROOM 2.4M X 1.7M (7'10" X 5'7")

Panelled bath with shower over, pedestal wash basin, low level W.C., radiator, tiled splash backs.

OUTSIDE

Communal gardens and parking.

TENURE & SERVICES

We have been provided with the following information by Longhurst Group. All information should be clarified by the Vendors solicitor.

Tenure Type: - Leasehold

Lease Term: - 125 Years granted 08/08/1988

Qualifying Age: - 55 and over.

Service Charge : - £137 pcm from 1st April 2020.

Alarm pull cords are located in the hall, bedroom and bathroom.

On site warden.

EPC INFORMATION

Energy Efficiency Rating = C

CURRENT COUNCIL TAX BAND

A

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

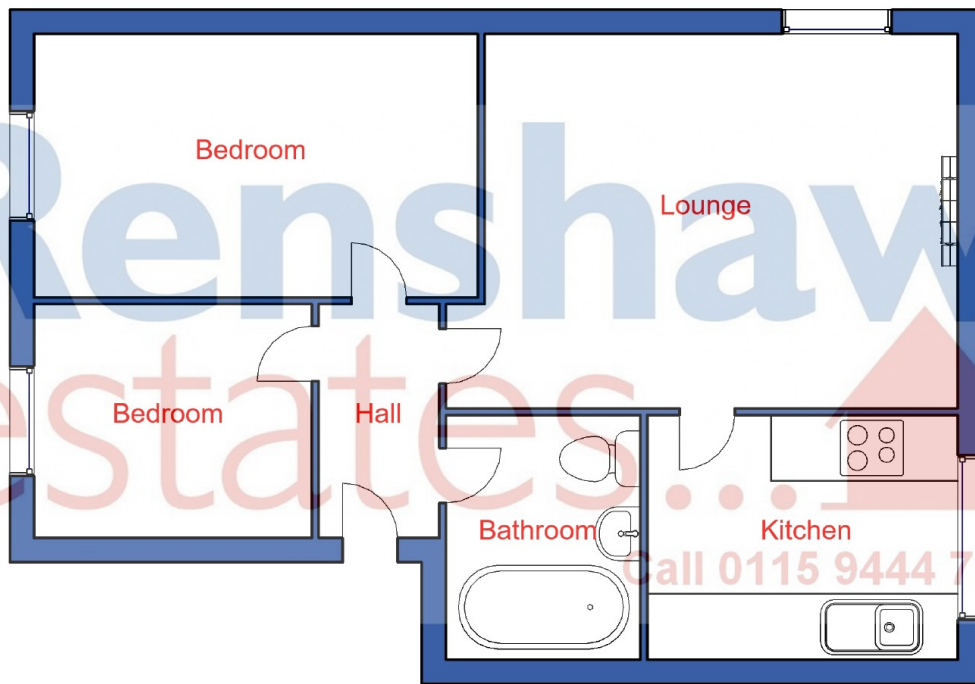
These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars 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

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Only Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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