



£120,000

Grey Meadow Road, Ilkeston DE7 8GF

Apartment | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Allocated Parking & Visitor Parking
- Top Floor Apartment
- Intercom Entry System
- Two Bedroom Apartment
- Popular Residential Location
- Close By To Local Amenities
- Length Of Lease 125 Years From 1st January 2011
- Council Tax Band A

Property Description

Derbyshire Properties are delighted to offer to the sales market this immaculately presented TWO bedroom top floor apartment, situated on this popular residential development and is situated in a very convenient location within walking distance to the town centre, railway station and other local amenities.

Main Particulars

Derbyshire Properties are delighted to offer to the sales market this immaculately presented TWO bedroom top floor apartment, situated on this popular residential development and is situated in a very convenient location within walking distance to the town centre, railway station and other local amenities.

The accommodation comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom, there is allocated parking with the apartment, as well as visitor parking. The property benefits from UPVC double glazed windows, gas central heating and an intercom entry system.

This property must be viewed to fully appreciate the accommodation available for sale.

External

The property has one allocated parking space. There are also multiple visitor spaces.

Entrance Hallway

With entrance door to the communal entrance, storage cupboard, access to the loft.

Lounge

4.62m x 3.89m (15'2" x 12'9") - With two double glazed windows and two radiators.

Kitchen

2.64m x 2.62m (8'8" x 8'7") - With a range of wall, base and drawer units incorporating working surfaces over, stainless steel sink unit with mixer tap over, fitted oven, hob and extractor fan over, integrated dishwasher, plumbing for automatic washing machine, double glazed window.

Bedroom One

4.14m x 2.67m (13'7" x 8'9") - With fitted wardrobe, radiator, double glazed window.

Bedroom Two

2.84m x 2.31m (9'4" x 7'7") - With fitted wardrobe, laminate flooring, fitted wardrobe.

Bathroom

2.67m x 1.57m (8'9" x 5'2") - Comprising a three piece suite of low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over, wall mounted leaded towel rail, tiled splash backs.

Leasehold

Leasehold of 125 years commencing on the 1st January 2001 service charge £1,500 per annum ground rent £330 per annum, please be sure to have your conveyancer confirm this prior to exchange of contracts.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= ANNO DOMINI 1880 =

www.derbyshireproperties.com