



£120,000

Grey Meadow Road, Ilkeston DE7 8GF

Flat | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Well Presented Leasehold Flat
- Popular Residential Location
- Lounge
- Fitted Kitchen
- Two Bedroom Flat
- Length Of Lease 125 Years From 1st January 2011
- Service Charge £1,500 Per Annum
- Ground Rent £330 Per Annum

## Property Description

Derbyshire Properties are delighted to offer to the sales market this immaculate flat situated on this popular residential development.

## Main Particulars

Derbyshire Properties are delighted to offer to the sales market this immaculate flat situated on this popular residential development. The accommodation comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. 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.

### 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.






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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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