

Grey Meadow Road, Ilkeston, Derbyshire. DE7 8GF

£120,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

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.

## 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



## ROOM DESCRIPTIONS

### 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

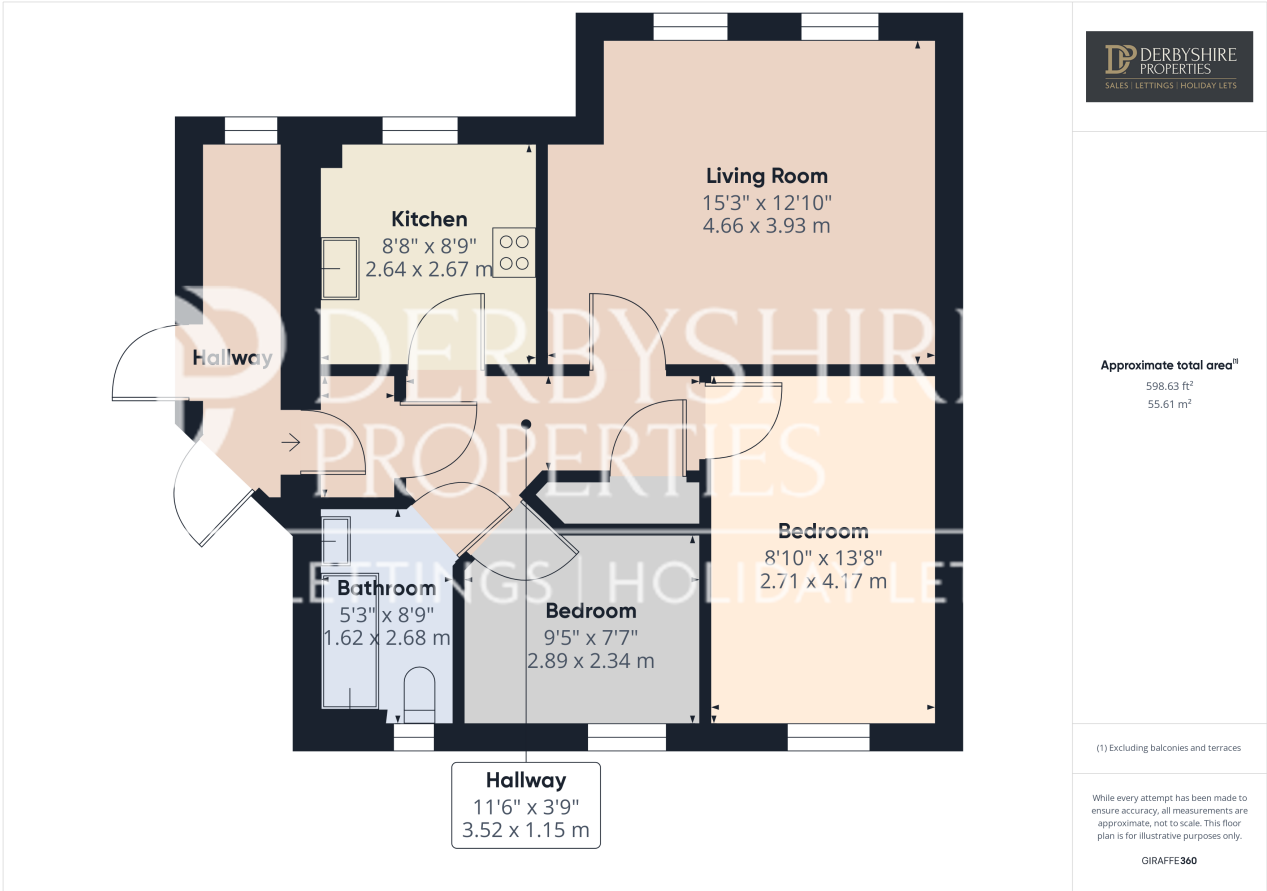
2.84m x 2.31m (9'4" x 7'7") - With fitted wardrobe, laminate flooring, fitted wardrobe.

### 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.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	