



**3 Disraeli Crescent, Ilkeston, Derbyshire DE7
5BU**

£110,000

Tel: 0115 9680268



- Spacious Living Room
- Two Bedrooms
- Viewing Highly Recommended
- Neutral Fitted Kitchen
- Off Road Parking
- Spacious Apartment

A deceptively spacious apartment located on a modern development with easy access to a wealth of excellent transport links and from plenty of handy local amenities. This property boasts a neutrally presented internal decoration, neutrally presented kitchen with integrated appliances, designated parking space and both immaculately kept communal entrance hall a surrounding grounds.

A viewing is strongly advised, and we personally believe this lovely central apartment is perfectly suited for young professional's looking for their first step onto the property ladder or even as a shrewd investment to add to a property portfolio with this currently having an existing tenant in the property meaning this could be an ideal investment.

Initially, you will find this deceptively spacious apartment situated on the first floor within a small and select block of similar apartments. The internal accommodation comprises a central entrance hall with two bedrooms. Well-proportioned family bathroom, a fully fitted neutral breakfast kitchen with enough space for a small bistro able and finally a generously proportioned living room.

Externally, the apartment itself is located on the first floor within the first block as you turn into the development itself. The external grounds are well maintained and there is also the benefit of a designated parking space.

**** A SECURE FRONT ENTRANCE DOOR OPENS INTO THE COMMUNAL HALLWAY ****

ENTRANCE PORCH

w: 1.32m x l: 0.94m (w: 4' 4" x l: 3' 1")

An initial entrance lobby/porch with ceiling light point and an internal door opening into the main entrance hall.

ENTRANCE HALL

w: 3.51m x l: 2.03m (w: 11' 6" x l: 6' 8")

An open central hall with ceiling light point, laminate flooring and access into all rooms.

KITCHEN

w: 2.64m x l: 2.59m (w: 8' 8" x l: 8' 6")

A breakfast kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with concealed extractor hood over, space for a fridge, plumbing for a washing machine. There is a radiator, ceiling light point, tiled splashbacks, space for a small breakfast table and a double glazed window to the rear elevation.

LOUNGE

w: 4.6m x l: 3.38m (w: 15' 1" x l: 11' 1")

A spacious living room with a radiator, two ceiling light point and two double glazed windows to the rear elevation.

BEDROOM ONE

w: 3.45m x l: 2.64m (w: 11' 4" x l: 8' 8")

A double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 2.87m x l: 2.29m (w: 9' 5" x l: 7' 6")

With a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.82m x l: 1.6m (w: 9' 3" x l: 5' 3")

With three piece suite comprising a panelled bath with wall mounted internally plumbed shower over, wash hand basin and a Low flush WC. There is also a radiator, tiled splashbacks, ceiling light point and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, the apartment itself is located on the first floor within the first block as you turn into the development itself. The external grounds are well maintained and there is also the benefit of a designated parking space.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

This property is being sold as a leasehold property. 134 years remaining on lease.

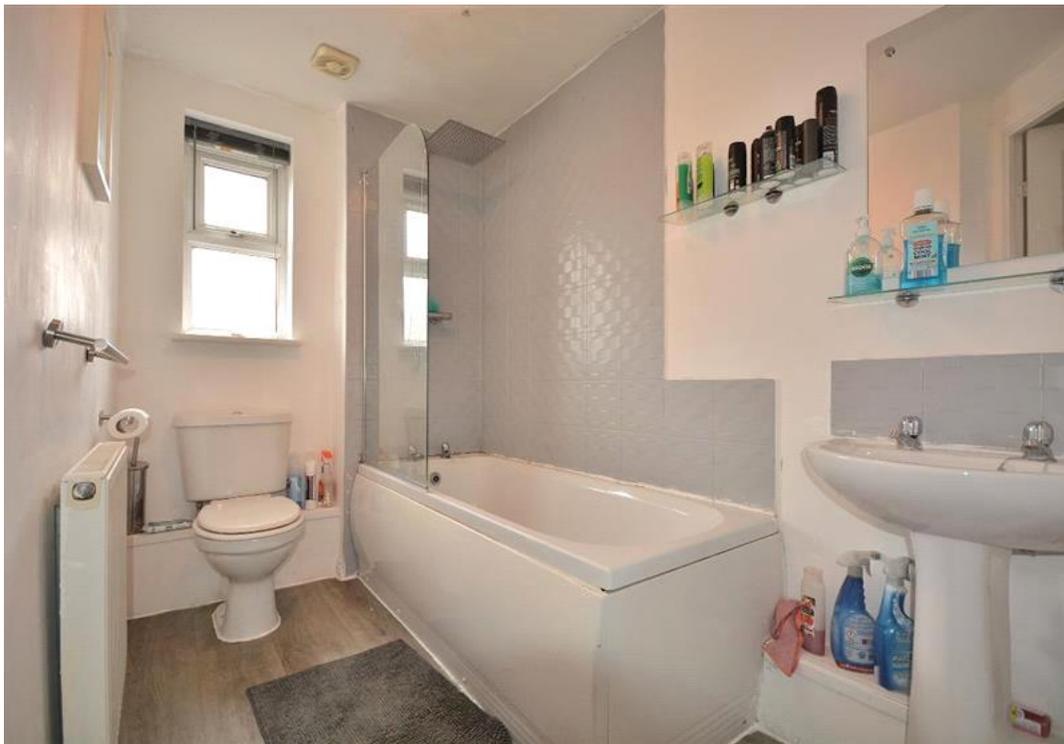
MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

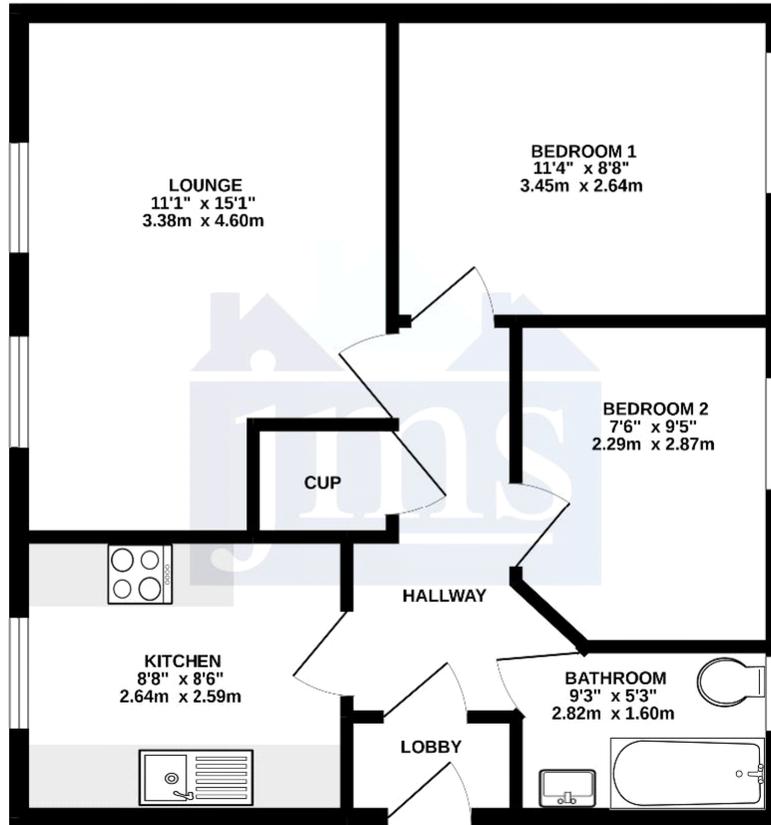
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise



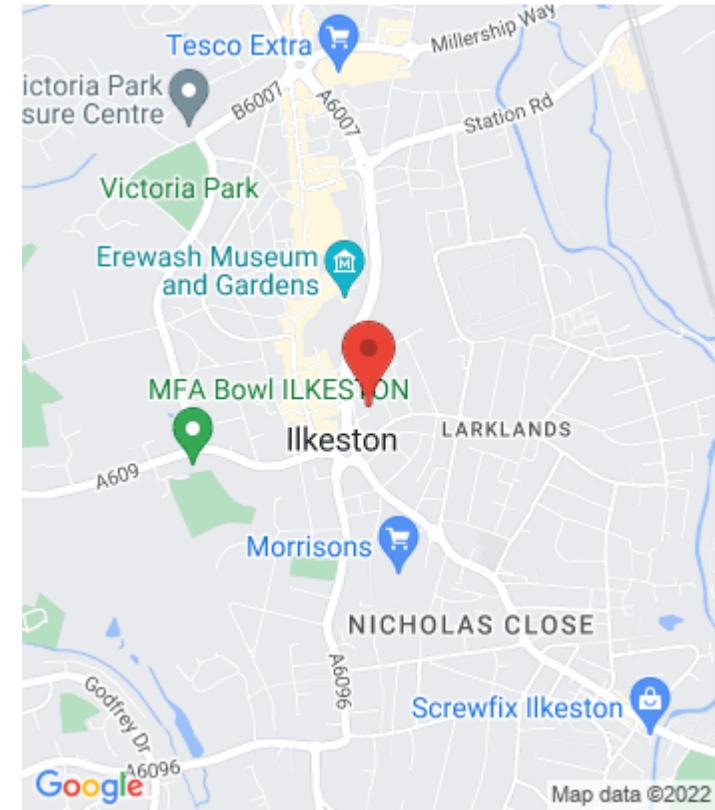


GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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