CHARLES NEWTON & CO
ESTATE AGENTS & SOLICITORS

Nesfield Court Nesfield Road

Ilkeston DE7 8BS

£105,000

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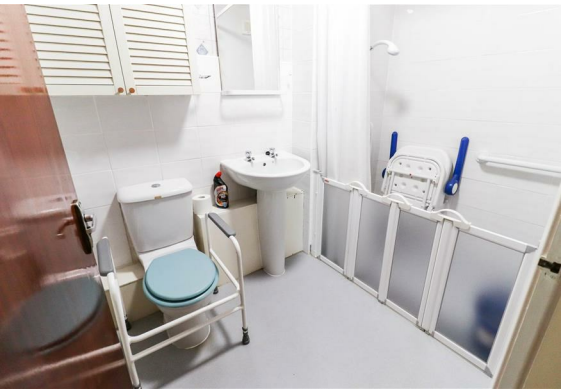
This two bedroomed first floor apartment exclusively available over 55s development, ideally situated in a highly desirable area just a short walk from the town centre, it offers the perfect blend of comfort and convenience. Benefit from excellent access to public transport, local shops, and nearby parks and green spaces, making it an ideal retreat for those looking to enjoy a relaxing lifestyle with everything you need close at hand.

The accommodation in brief it comprises of entrance hallway, lounge diner, fitted kitchen, two well-proportion bedrooms and a handy wet room. Communal gardens and communal parking for residents and their guests. Offered with vacant possession. Viewings are a must!

Ilkeston, a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City hospital and the QMC Hospital are less than 30 minutes away.



Entrance Hall

Laminate flooring, radiator with cover, loft hatch, wall mounted thermostat, emergency pull cord, doors leading off.

Lounge

14'1" x 11'6" (4.29m x 3.51m)

Double glazed window to the front elevation, electric fire with wooden surround & mantelpiece, coving to ceiling, radiator, TV point, phone point, door leading to kitchen.

Kitchen

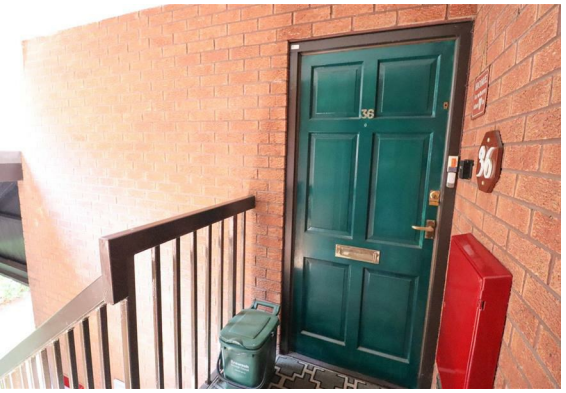
9'5" x 7'10" (2.87m x 2.39m)

Fitted with a range of base cupboards, drawers, & wall units, laminated work surfaces with tiled surround, stainless steel sink and drainer unit with mixer tap, space for freestanding oven with extractor fan over, space & plumbing for washing machine, space for freestanding fridge freezer, wall mounted Valiant boiler, cupboard housing hot water cylinder, double glazed front window, coving & vinyl flooring.

Bedroom One

13'8" x 8'3" (4.17m x 2.51m)

Fitted with a range of furniture, including wardrobes, over bed storage, drawers & dressing table, coving to ceiling, radiator, carpeted flooring, phone point, double glazed rear window.



Bedroom Two
8'11" x 7'6" (2.72m x 2.29m)
Fitted wardrobe, consumer unit, coving to ceiling, carpeted flooring, radiator & double glazed front window.

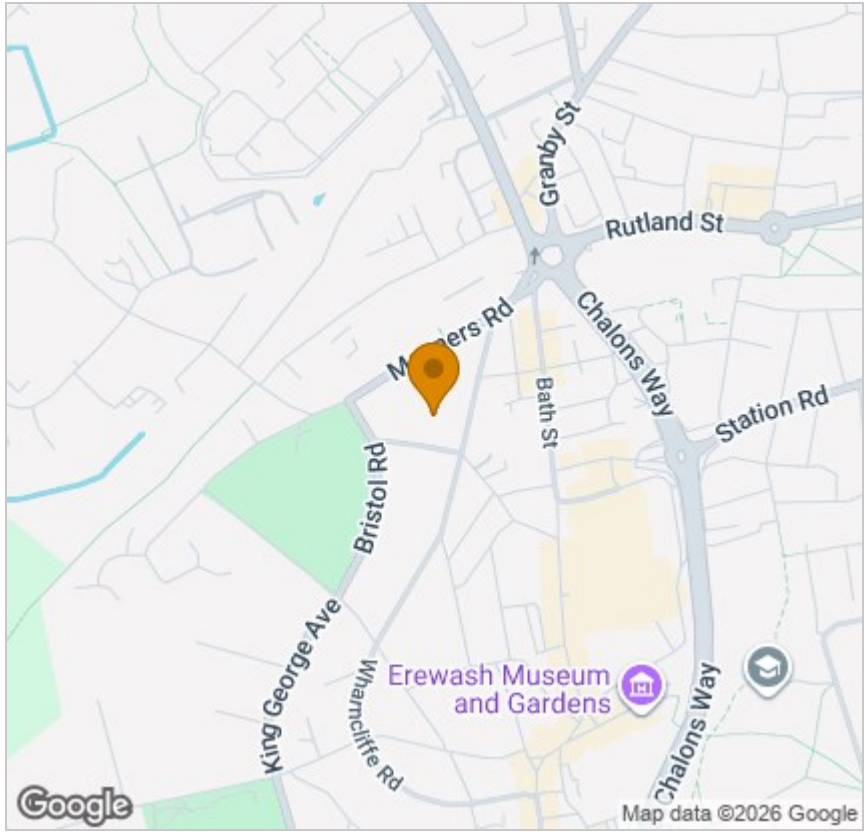
Wet Room
7'10" x 5'5" (2.39m x 1.65m)
Walk in shower with fold down convenience seat, pedestal wash hand basin, low flush WC, storage unit, part tiled walls, radiator & nonslip flooring, extractor fan.

Outside
Access by steps to the external of the building, where there is a shared communal garden to the rear.

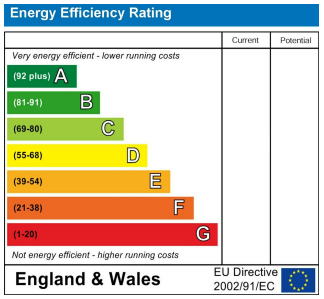
Parking
A communal parking area for residents and their guests.

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk