



**Southside, Wharncliffe Road, Ilkeston, DE7 5GF**  
Offers Over £70,000 Leasehold

  
**MARTIN&CO**



## Southside, Wharncliffe Road, Ilkeston

1 Bedroom, 1 Bathroom

**Offers Over £70,000**

- Superb, One Bedroom First Floor Apartment
- Spacious Interior
- Town Centre Location
- Ideal Investment Opportunity
- Modern Finish Throughout
- Town Centre Location
- Leasehold

\*\*\*Attention Investors - Deceptively Spacious One Double Bedroom Apartment Located In Ilkeston Town Centre - Modern Interior - Allocated Parking!\*\*\*



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	63   D
39-54	E		
21-38	F		
1-20	G		



**OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 0" x 19' 1" (7.01m x 5.82m)** The spacious open plan living area has a fitted kitchen offering a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated appliances and wood effect floor covering. The living/dining area has a fitted carpet, two windows a fitted ceiling spotlight.

**BEDROOM 18' 9" x 11' 3" (5.72m x 3.43m)** Spacious double room offering a fitted carpet, wall mounted electric panel heater, internal window and fitted ceiling spotlights.

**BATHROOM** With a fitted suite comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin, part wall tiling, wood effect floor covering and fitted ceiling spotlight.

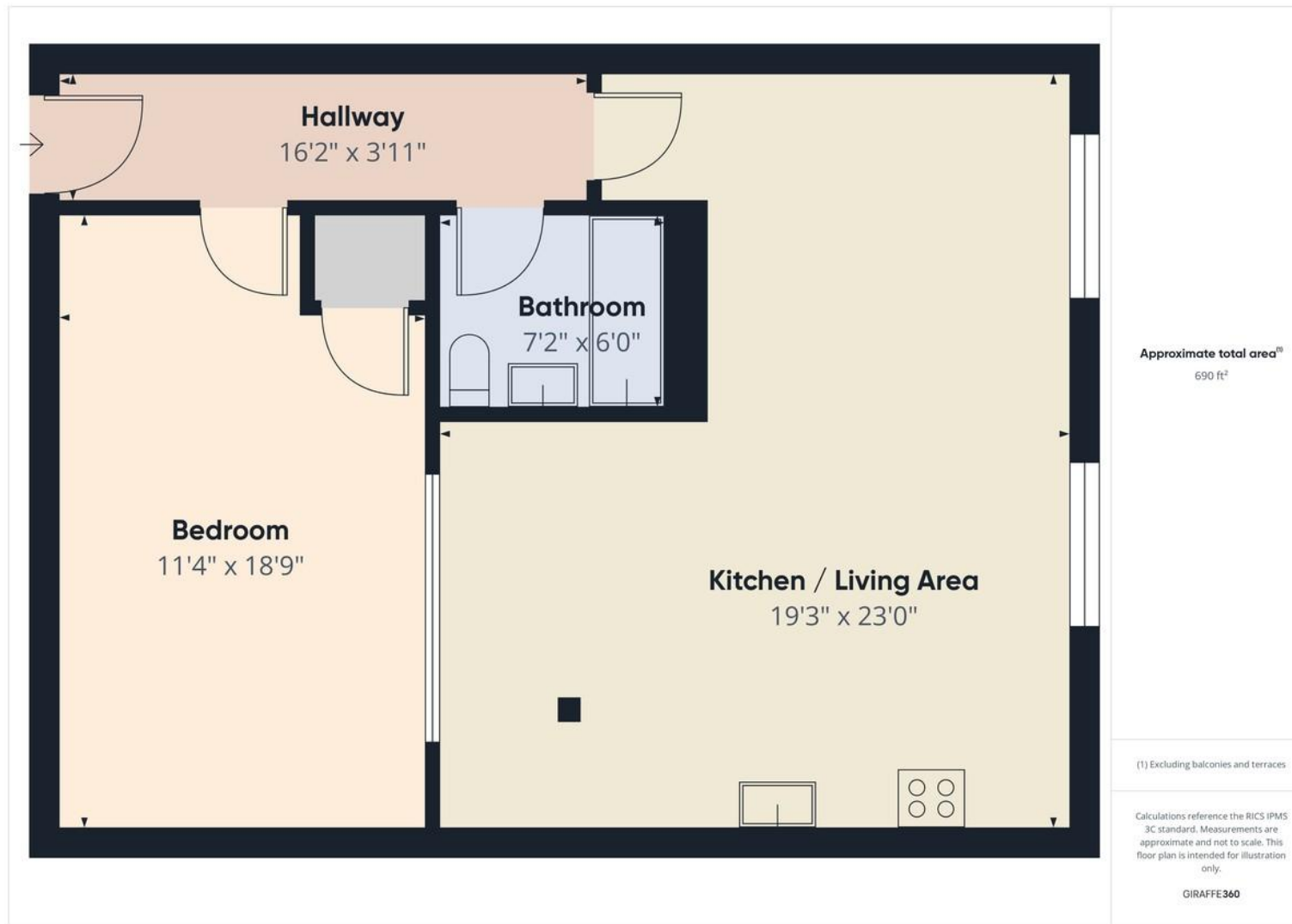
The property is centrally located in the town centre of Ilkeston with an array of amenities on the doorstep. It's strategic position offers easy access to both

Nottingham and Derby. The property is ideal for investors; with tenants in situ.









## Martin & Co Beeston

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