Lot 89

35 Priory Close, Kirk Hallam, Ilkeston, Derbyshire, DE7 4JF

By order of Mountview Estates PLC



All enquiries Ref: Richard Vango



- **Long leasehold first floor flat requiring updating**
- **Full vacant possession**

Location:
The property is situated on Priory Close which is accessed off Wyndale Drive. Public transport links include Ilkeston Train Station with Road links being provided by the A609, A52 and M1 Motorway. Local shops are available close by with a wider range of shops, cafes and restaurants to be found in central Ilkeston.

Accommodation:
Two bedrooms, reception room, kitchen, bathroom/WC

EPC Rating:
To be advised

Council Tax Band: A

Lease:
Held on a lease for a term of 125 years from 1st January 2006 at a ground rent of £30 per annum

To view:
Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.







