

CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS

Nesfield Court, Nesfield Road

Ilkeston DE7 8BS

£115,000

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Ilkeston DE7 8BS

Situated within a popular and highly sought-after over-55s development close to Ilkeston town centre, this immaculate two-bedroom ground floor apartment offers well-presented accommodation, a welcoming community atmosphere.

The property briefly comprises; entrance hallway, a spacious lounge diner with patio doors overlooking the shared garden, a modern fitted kitchen with a range of integrated appliances, including a oven, fridge freezer, washing machine and dishwasher. The boiler was replaced approximately one year ago.

The master bedroom benefits from an extensive range of fitted wardrobes and a matching dresser unit, while the second bedroom provides additional accommodation for guests or could be used as a hobby room or study. The modern shower room features a large walk-in shower cubicle.

Outside, the apartment enjoys its own small patio area, which opens onto the communal garden. To the rear, there is a small useful outside storage cupboard near the entrance doorway, and there is a further shared garden space and communal parking areas for residents and guests.

This warden-assisted development is particularly popular due to its friendly community feel and convenient location. Offered to the market with no upward chain, this immaculate apartment is ready to move straight into, making it an ideal choice for those seeking comfortable, low-maintenance living.

Location
Ilkeston is a popular market town ideally situated between Nottingham and Derby, within the borough of Erewash. The town offers a wide range of local amenities, shops and leisure facilities, together with its own railway station and excellent public transport links.
The property is conveniently located for access to Junctions 25 and 26 of the M1 motorway, both approximately a 10-minute drive away. Nottingham City Hospital and the Queen's Medical Centre are also within approximately 30 minutes by car, making Ilkeston a convenient base for accessing the wider East Midlands.

























Entrance Hallway

Composite front door, radiator, dado rail, carpeted flooring, emergency pull cord, thermostat control, doors leading off.

Lounge Diner

14'07 x 11'7 (4.45m x 3.53m)

Patio door overlooking communal garden, TV point, dado rail, coved ceiling, radiator, carpeted flooring and door to kitchen.

Fitted Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Fitted with a wide range of furniture including base cupboards, drawers and matching wall units, laminated work surfaces with tiled surround, composite sink and drain a unit with mixer tap. Integrated appliances include Neff Oven and grill, Neff electric hob with extractor fan over, fridge freezer, washing machine and Neff dishwasher. There is a double glazed window to the front elevation, tiled flooring, cupboard housing (one year old) Ideal logic wall mounted boiler) and spot lights.

Master bedroom

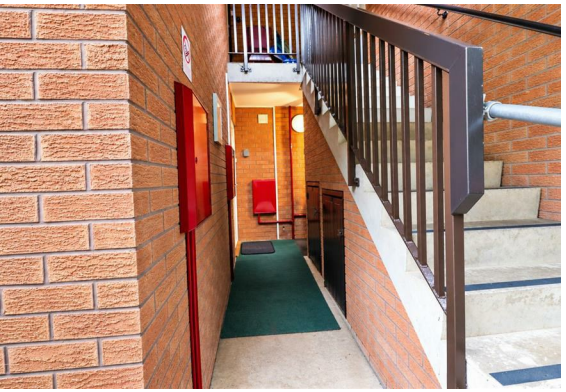
13'9 x 8'03 (4.19m x 2.51m)

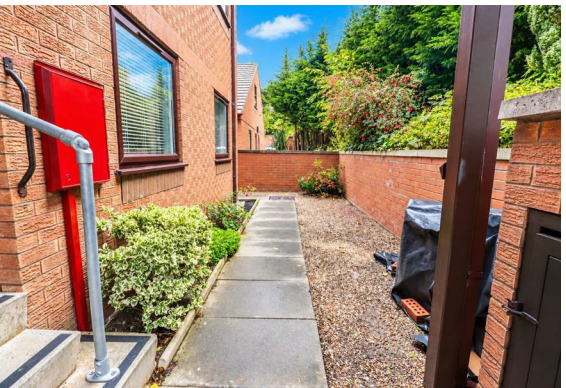
Fitted with a range of fitted wardrobes and overbed storage, dresser table and drawers with downlight, radiator, emergency pull cord, carpeted flooring, double glazed window to the rear.













Bedroom Two
8'9 x 7'5 (2.67m x 2.26m)
Double glazed window, radiator, carpeted flooring.

Shower Room
7'1 x 5'5 (2.16m x 1.65m)
Three piece suite comprising large walk-in shower cubicle with glass sliding door and PVC shower panel, low flush WC, and wash hand basin in vanity unit with storage, heated towel rail, extractor fan, tiled walls and flooring and handy grab rail and emergency pull cord.

Outside
There are lawned communal gardens to front and rear which are maintained and communal parking areas for residents and guests.

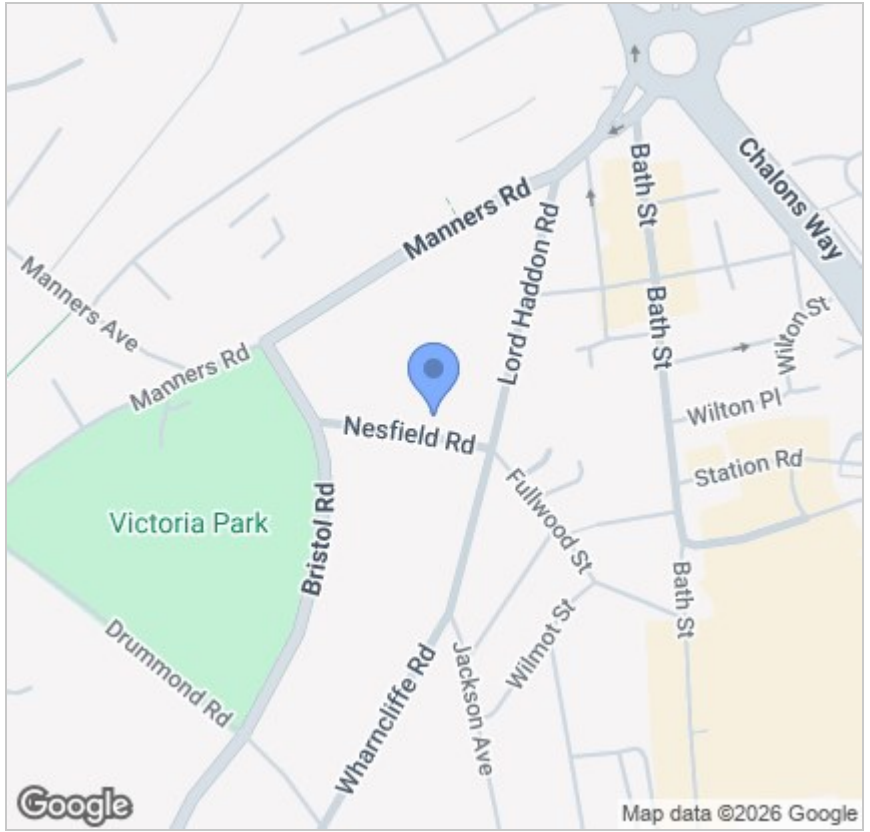
The property has a small lockable storage area by the entrance door.

N.B
Tenure Type: - Leasehold
Lease Term: - 125 years from 24 June 1985. 83 years remaining.
Qualifying Age: - 55 and over.
Service Charge : - £206.17 PCM. 2026/27 costs
Alarm pull cords are located in the hall, bedroom and bathroom.
On site warden.

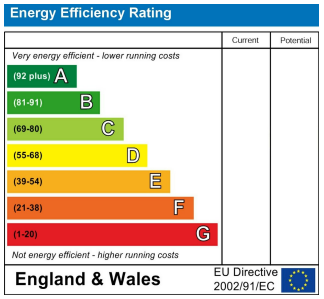
Floor Plan



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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