



2 May Street, Ilkeston DE7 8NJ

£695



Deposit alternative available – low move-in costs!

IPS Estates are delighted to present this bright, spacious and well-presented one-bedroom first-floor apartment, ideally located within easy walking distance of Ilkeston Town Centre and local amenities.

The property benefits from a generous open-plan living and kitchen area, fitted with modern wall and base units and integrated oven, hob and extractor. There is a contemporary bathroom featuring a full-sized bath with overhead shower, a well-proportioned double bedroom, and the added bonus of a separate study area, perfect for home working or additional storage.

An excellent opportunity for those seeking a comfortable and conveniently located home.

Comprising of entrance hall that leads to a spacious living space, open plan kitchen, one bedroom plus an additional room and a spacious bathroom.

#### Entrance Hall

Newly carpeted, skirting boards, coving and doors leading to:

#### Kitchen/Lounge length 15'1" x width 13'7" (length 4.62m x width 4.16m)

This open plan living area and kitchen comprises of base to eyelevel units with a roll top work surface, splashback tiles and stainless steel sink and drainer with mixer tap. Space for appliances, four ring electric hob and undercounter electric oven with overhead extractor fan. Laminated flooring, skirting boards, coving and UPVC double glaze window to the side elevation. The living area is carpeted, with double UPVC double glaze window to the front elevation, wall mounted radiator and skirting boards.



#### Additional Room length 8'11" x width 6'11" (length 2.73m x width 2.12m)

UPVC double glazed window to the front elevation, carpeted, skirting boards and wall mounted radiator.



#### Bedroom length 10'5" x width to chimney recess 14'0" (length 3.20m x width to chimney recess 4.29m)

Having a UPVC double glazed window to the side aspect and further double UPVC double glazed window to the front elevation, wall mounted radiator, skirting board to coving and newly carpeted.



#### Bathroom length 4'5" x width 9'6" (length 1.37m x width 2.90m)

Comprising three-piece suite of panelled bath with overhead mixer shower, low-level toilet and a sink on pedestal. Waterproofing splashbacks, black vinyl flooring and a wall mounted heated towel rail.



Disclaimer

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