



## FLAT 4 43 NOSKWITH STREET ILKESTON

£675 PCM

This stylish and unfurnished ground floor apartment offers contemporary living situated in modern development close to Ilkeston town centre. The property features a spacious open-plan living area with access to an enclosed balcony. Additional benefits include an allocated parking space and access to a small park area within the development.



- Enclosed balcony • Open plan living / kitchen • Bathroom with shower over bath • 1 double bedroom

### Kitchen / Lounge/ Dining

Upon entering the property, you are welcomed by an entrance hallway leading through to the open-plan kitchen, lounge, and dining area.

The kitchen is fitted with a single oven and hob, along with under-counter spaces to accommodate a washing machine, fridge, and freezer (appliances not maintained).

The living area is bright and inviting, featuring patio doors that open onto an enclosed wooden balcony with decked flooring and fenced surround.

### Master bedroom

The spacious master bedroom features a white convection heater and cream vertical blinds with easy operating controls. There is a fitted airing cupboard with a matching door and handle, as well as a modern grey fitted carpet, creating a comfortable and neutral space.

### Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with thermostatic shower over, a white pedestal wash hand basin, and a low-level WC with push flush.

### Additional information

The apartment also benefits from double glazing throughout and modern electric heating.

1 Allocated parking space.

Ideally located, the property offers excellent transport links with easy access to the M1, Trowell, Nottingham, and Derby, making it perfect for professionals or couples seeking modern, convenient living.

EPC Rating = C. Council Tax Band = A. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £155. Tenancy deposit, equivalent to 5 weeks rent, being £778. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Propertymark Client Money Protection Scheme and Tenancy Deposit Scheme.

### Material Information

Flood risk: River and Sea: Very low; Surface Water: Very Low; Groundwater: Unlikely; Reservoirs: Unlikely

Planning permission: Please see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

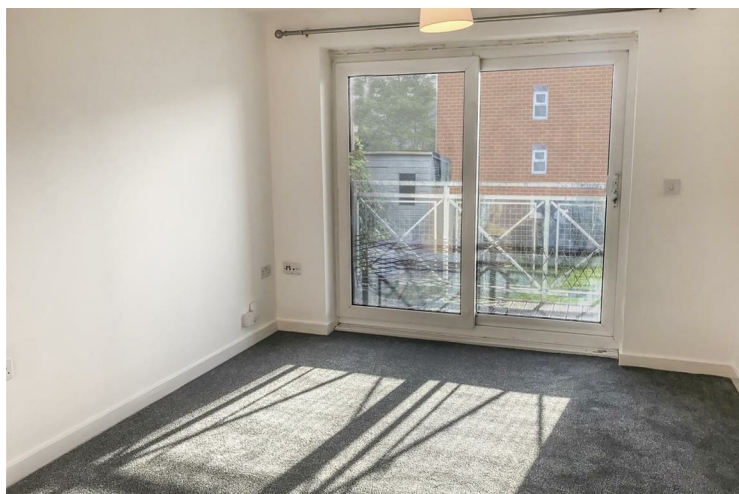
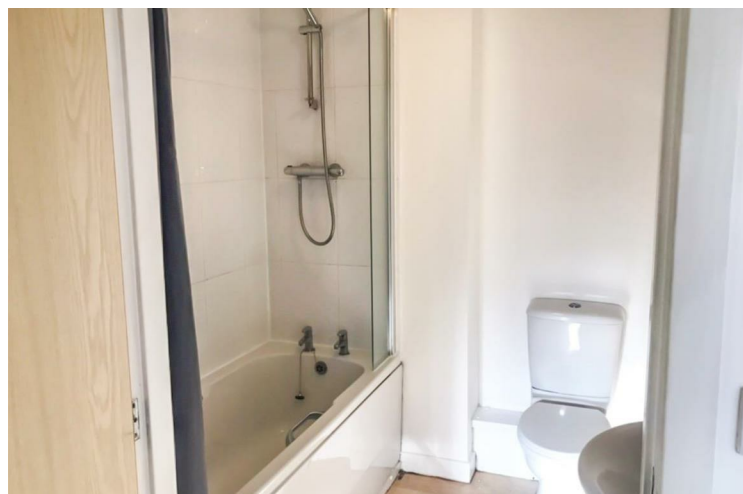
Electricity supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: Electric heating

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Coal mining area location: on a coalfield.



- Parking Space • Popular modern development • Close into Ilkeston Town Centre • Easy access to Nottingham & Derby • Council tax band = A • EPC rating = C



The image shows a 'LET BY' sign for Kingswood Residential Investment Management. The sign is white with a green house icon at the top. It includes contact information: telephone number 01623 277115 and website kingswoodrim.co.uk. The sign also features a list of services and a contact number for Nottingham and Mansfield.

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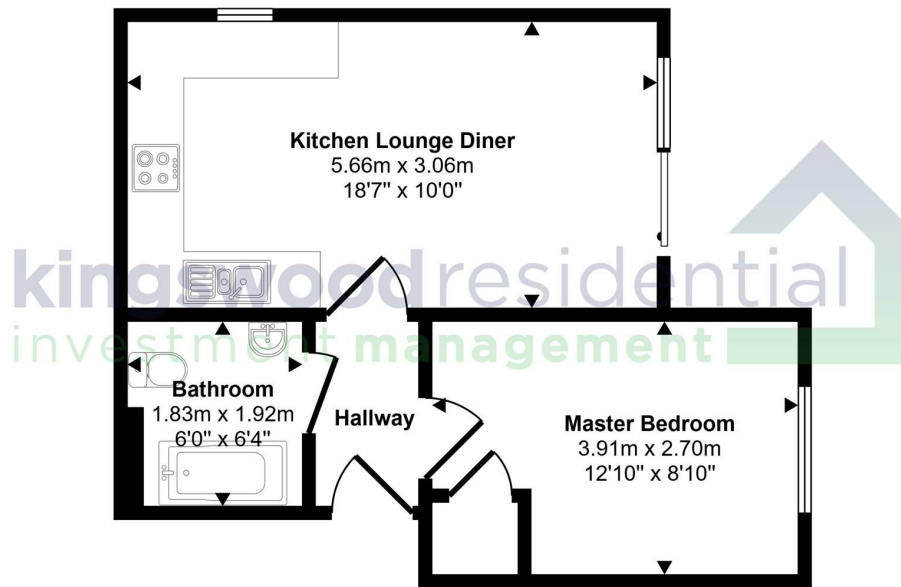
t: 01623 277115  
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**LET BY**



Approx Gross Internal Area  
35 sq m / 376 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: C      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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