



**92A EASTWOOD ROAD
KIMBERLEY**

£695 Per

One bedroom modern ground floor apartment with access to a shared garden.



- Ground Floor • Modern throughout • Double Bedroom • Lots of natural light throughout • Shared garden access • Conveniently located for local amenities • Council Tax Band - A

Entrance

Upon entering the property, there is a small entrance hall ideal for storing coats and shoes, finished with stylish grey herringbone LVT flooring.

Lounge

The spacious lounge is fitted with grey carpets and is flooded with natural light, creating a bright and welcoming living space.

Kitchen

The galley-style kitchen features modern gloss grey base units and is equipped with an electric hob and oven, a black glass extractor fan, and a stainless steel sink. There is also space for a washing machine. A door from the kitchen leads out to the courtyard and rear garden, which is shared with one other flat.

Bedroom

The double bedroom benefits from a feature corner window overlooking the rear garden and is finished with a dark grey carpet, offering a comfortable and peaceful retreat.

Location

Located in the highly sought-after area in Kimberley, this property benefits from excellent local amenities and transport links. The flat is located just a short walk to a range of shops, convenience stores along Eastwood Road, with bus services nearby providing easy connections through Kimberley and surrounding areas. For commuters, Ilkeston railway station is a few minutes' drive away.

Relevant information

Electricity supply: Mains connection. No gas supply.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Low.

River/Sea = Very low

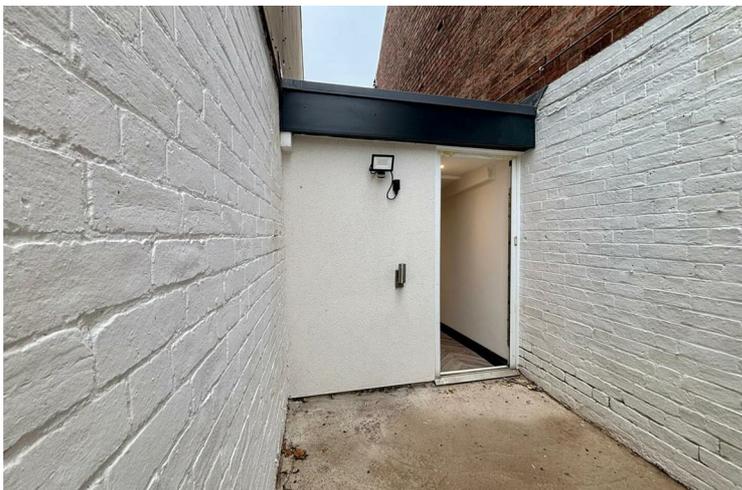
Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

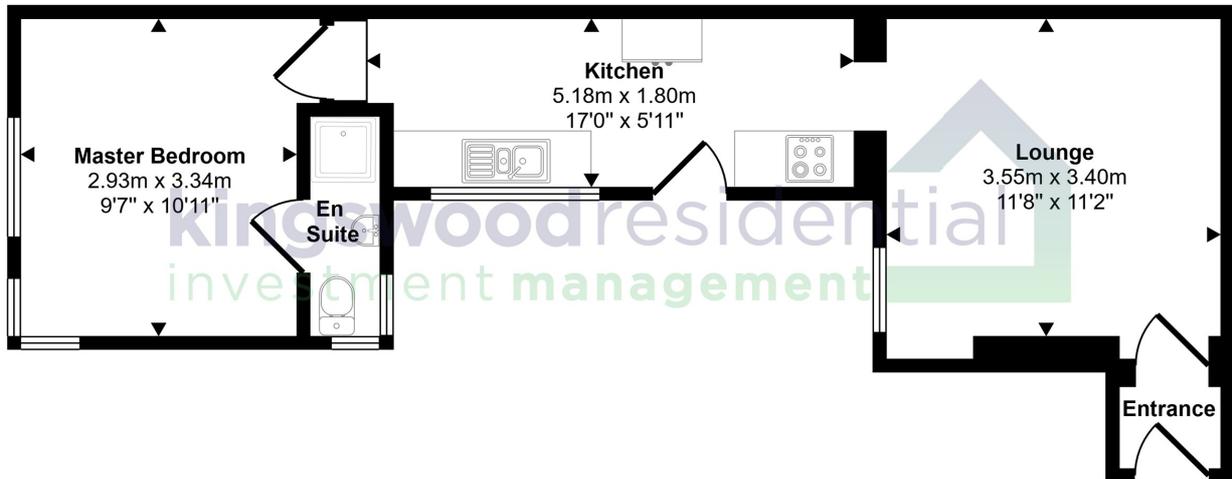
Council: Broxtowe Brough Council

Any planning permission in the area: see publicaccess.broxtowe.gov.uk/online-applications/





Approx Gross Internal Area
37 sq m / 397 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E 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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