



Comery Close
Ilkeston, Derbyshire DE7 4SD
£58,500 Leasehold - 30% share



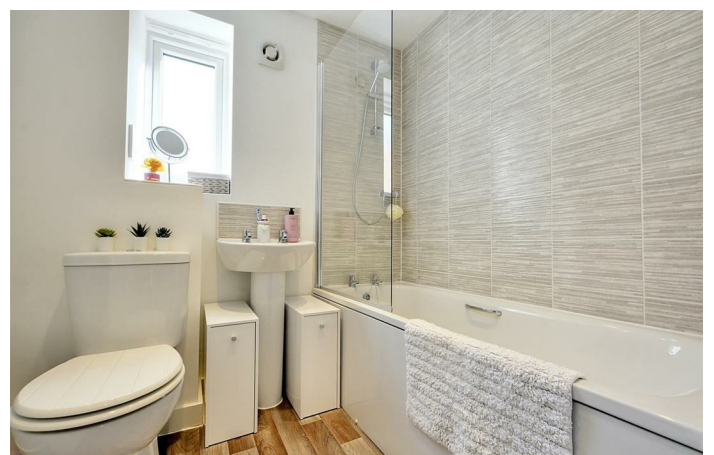
Would you like to own your own home but find you are struggling to afford a home on the open market? Then this shared ownership property may be ideal for you.

Built in 2020, this modern two bedroom semi detached house is for sale based upon a 30% shared ownership scheme. Rent is payable on the unowned share which is currently £256.45 PCM.

The property is situated in this now established residential development, known as 'Elkas Rise', built by Persimmon Homes. Located on the outskirts of Ilkeston, with ease of access to the market town centre itself and a host of local shops and facilities.

This energy efficient home benefits from gas fired central heating served from a combination boiler, has a useful cloaks/WC and two well proportioned double bedrooms. A driveway provides off-street parking and the rear garden has patio and lawn.

For more information about the shared ownership scheme and to check for eligibility, please contact the Stapleford Branch of Robert Ellis.



ENTRANCE HALL

Composite front entrance door, stairs to the first floor.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC. Radiator, double glazed window.

LOUNGE

15'5" x 9'4" (4.71 x 2.85)

Radiator, double glazed window to the front.

DINING KITCHEN

12'7" x 8'2" (3.85 x 2.49)

Incorporating a range of modern fitted wall, base and drawers units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Built-in appliances, including electric oven, gas hob and extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Table and chair space, cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

12'10" x 9'4" (3.92 x 2.86)

Built-in storage cupboard, radiator, double glazed window to the front.

BEDROOM TWO

12'8" x 8'2" (3.88 x 2.50)

Radiator, double glazed window to the rear.

BATHROOM

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road with a small section of open plan front garden and a driveway providing off-street parking. There is gated pedestrian access at the side of the house leading to the rear garden. The rear

garden is landscaped with patio and lawn, fenced and walled-in.

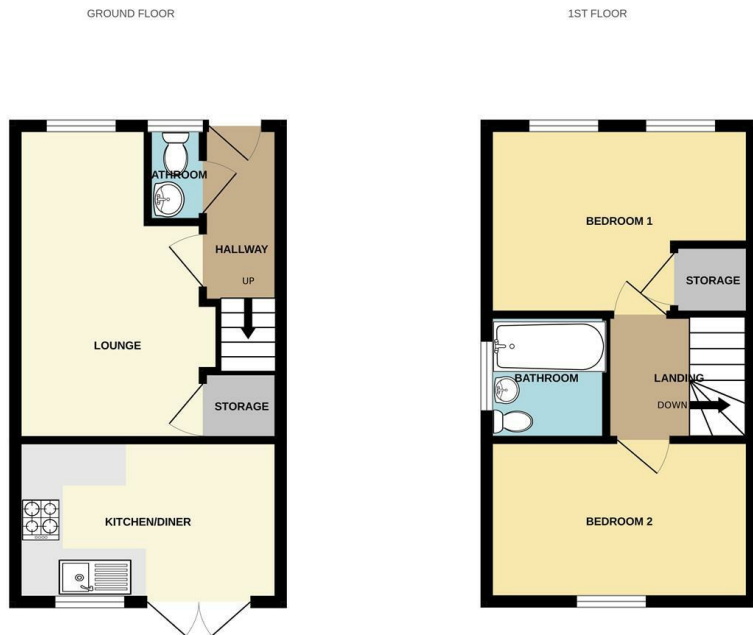
AGENTS NOTE

Shared ownership information - the property is offered for sale on a 30% shared ownership basis, rent of £256.45 PCM is payable for the 70% of unowned element, a service charge of £41.15 PCM is payable. The lease term is 125 years from and including 13/11/2018. All potential purchasers must be approved via application to Riverside Home Ownership and only one application will be considered at a time.

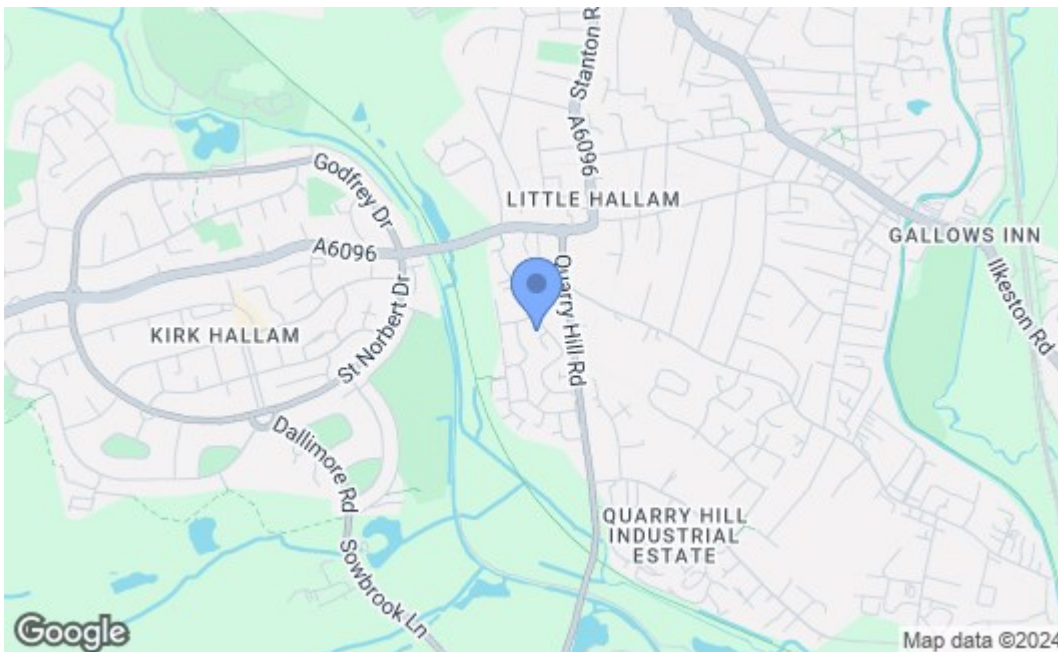
COUNCIL TAX

Erewash Borough Council Band B.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.