

t 32, 18 South Street, Ilkeston,

FLAT 32, 18 SOUTH STREET, ILKESTON, DE7 5QE

STARTING BID £59,000 TENURE : LEASEHOLD

For Sale – One Bedroom Flat, Southside, Ilkeston
Online Auction | Modern One Bedroom Flat Located In The Heart Of Ilkeston Town Centre | Overlooking The Market Place | Bright Open-Plan Kitchen Living Room | Double Bedroom | Modern Bathroom | Parking Space For One Car | Perfect For First Time Buyers & Investors |
Ideally Situated Close To Shops | Viewing Highly Recommended

* **One Double Bedroom**

* **Open-plan Kitchen Living room**

* **Allocated Parking Space**

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* **Excellent Transport Links to Nottingham, Derby, and the M1 motorway**

* **There Are Two Lifts**

* **Cycle Storage**

* **Electric Heating System**

* **Ground Rent £125 Every 6 Months**

* **Service Charge £355.12 Every 6 Months**

* **Full Double Glazing**

For Sale – One Bedroom Flat in Ilkeston

This property is for sale by conditional online auction, powered by Bamboo Auctions. Place a bid on by 7pm on Friday 28th November 2025.

A well-presented **one-bedroom flat** ideally situated in a popular residential development in the **heart of Ilkeston town centre**. Located at **Southside**, on the junction of **South Street** and **Wharncliffe Road**, the property enjoys a prime position **overlooking the Market Place**.

The flat offers a **spacious open-plan kitchen living room**, a **good-sized bedroom**, and a **modern bathroom**. Bright, inviting, and well-maintained throughout, it's perfect for **first-time buyers, downsizers, or investors**.

Additional benefits include **allocated parking for one car** and **well-kept communal areas**.

Information:

Rental figure is £625.00pcm

Ground Rent £125.00 bi annually

Service charge £355.12 bi annually

250 year lease - Started 1st January 2018

Key Features:

One double bedroom

Bright and airy open-plan kitchen living room

Modern bathroom with three-piece suite

Allocated parking space

Central Ilkeston location close to local amenities

Excellent transport links to **Nottingham**, **Derby**, and the **M1 motorway**

Nearby Amenities (within 5–10 minutes):

Market Place

Ilkeston Library

Derby College

Erewash Museum & Gardens

Scala Cinema

Ilkeston Train Station

Ilkeston Community Hospital

Erewash Valley Golf Club

Viewing highly recommended to appreciate what this lovely and conveniently located flat has to offer.

Agents Notes

This property is being sold by conditional online auction and a non-refundable reservation fee of £3600 or 2.4% + VAT applies, whichever is the greater (in addition to the purchase price). If you are the successful bidder, you will be charged the amount of £1,000 + VAT, which will be processed online, immediately at the end of the auction, only if you are the successful bidder. You will then have 20 working days within which to exchange contracts, and a further 28 days to complete the purchase. Terms and conditions apply to the modern auction method of sale, which is operated by HomeXperts Property Auctions. These details are subject to change up to and including the day of the auction. Please check our website regularly at www.homexpertsuk.com and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Definition Of A Guide Price And A Reserve Price

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. Bids may be accepted by the system but the property will not sell if the bidding does not reach the reserve. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Living Room

Open Plan Kichen

Double Bedroom

Bathroom







