Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Apt 3, 61 Bath Street, Ilkeston, DE7 8AJ

£695 Per Calendar

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A beautifully appointed one bedroom first floor apartment which benefits from electric heating, double glazing and from being completely renovated throughout. No Parking is included with the property however permit parking is available to purchase at your own expense nearby.

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£695 Per Calendar Month

The well appointed apartment benefits from an entrance lobby, brand new living kitchen with integrated appliances, one bedroom and a new shower room with heated towel rail. The apartment further benefits from new carpets, double glazed windows, modern electric heaters and fittings throughout.

Secure entrance door to communal entrance hall leading to all floors with intercom to each apartment.

Ilkeston is a highly popular residential location and the thriving town boasts a range of shops, pubs and restaurants. Local shops and leisure facilities can be found close by and the location is perfect for access to both Nottingham and Derby.

This well presented bright and airy apartment should be viewed to be fully appreciated.

ACCOMMODATION

ENTRANCE LOBBY
With electric heater.

LIVING KITCHEN
13'1" x 13'1" (3.99m x 3.99m)
(Maximum measurement)
The kitchen area has a range of work surface and preparation area, wall and base cupboards and an electric oven, electric hob with extractor over. There is space for a fridge/freezer, electric heater and open plan access to a living area where there is space for furniture.

INNER LOBBY
With double glazed window. Access to:

BEDROOM ONE
10'3" x 7'7" (3.12m x 2.31m)
(Maximum measurement)
With window and electric heater.

SHOWER ROOM
With WC, wash hand basin and shower cubicle with glazed screen and towel rail.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS
prospective tenants will be asked to produce

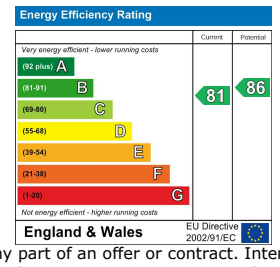
identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

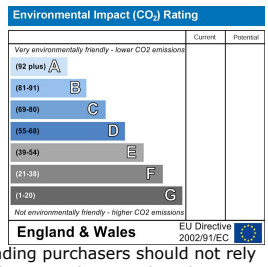
Road Map

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk