Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Apt 8, 59 Bath Street, Ilkeston, DE7 8AH

£695 Per Calendar Month

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** NEWLY RENOVATED **

Situated on the top floor this is a beautifully appointed studio apartment which benefits from electric heating, double glazing and from being recently renovated throughout.

The well appointed apartment benefits from a brand new kitchen with integrated appliances, living/sleeping area, new shower room with heated towel rail. The apartment further benefits from having new carpets, double glazed windows and modern electric heaters and fittings throughout.

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

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

ACCOMMODATION
Entering the property into:

ENTRANCE HALL
With meter box and access to:

LIVING KITCHEN
13'11" x 19'6" (4.24m x 5.94m)
A very spacious room which has a kitchen area with a range of quality fitted work surface/preparation areas, wall and base cupboards and an integrated oven, hob and extractor. A stainless steel unit is located beneath a double glazed window overlooking the rear of the property and there is space for a washing machine and space for fridge/freezer.

The far side of the room has a carpeted area which is ideal for living/dining furniture and there is an electric wall heater.

BEDROOM
12'1" x 15'3" (3.68m x 4.65m)
With a double glazed window overlooking the rear elevation and two electric panelled heaters.

SHOWER ROOM
With low level WC, wash hand basin with storage cupboard beneath, shower cubical with glazed screen, heated towel rail and inset ceiling spotlights.

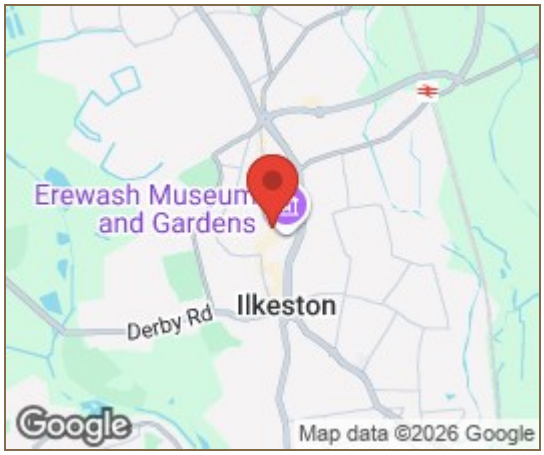
PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted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

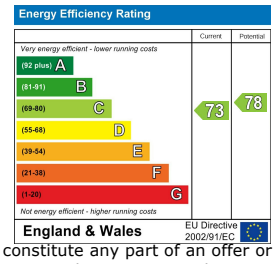
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer 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.

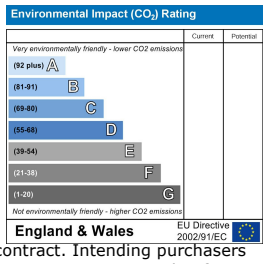
Area Map



Floor Plans

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.
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