



Apt 7 54 Bath Street, Ilkeston, DE7 8FD

**£795 Per Calendar
Month**



A beautifully appointed two bedroom apartment which benefits from electric heating, double glazing and from being completely renovated throughout.



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The well appointed apartment benefits from an entrance lobby, living kitchen with integrated appliances, two bedrooms and a shower room with heated towel rail. The apartment further benefits from 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

Entering the property through communal front door into:

COMMUNAL AREA

With staircase leading to the apartment.

ENTRANCE HALLWAY

With wall mounted electric heater, intercom system, inset ceiling spotlights and access to walk in storage cupboard with hot water tank and fuse box.

LIVING KITCHEN

15'4" x 21'7" (4.67m x 6.58m)

This room is the focal point of the property and

must be seen to be fully appreciated. The kitchen area has a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. The room has a stainless steel sink unit with drainer and there are useful kitchen drawers, worktop with space for stools beneath and electric storage heater.

To the far side of the room is an area set aside for lounge/dining furniture which has a wall mounted electric heater and floor to ceiling windows overlooking the front elevation of the property. Inset ceiling spotlights.

BEDROOM ONE

14'9" x 9'1" (4.50m x 2.77m)

With a double glazed window overlooking the front elevation and wall mounted electric heater.

BEDROOM TWO

18'4" x 7'3" (5.59m x 2.21m)

With a double glazed window overlooking the front elevation and wall mounted electric heater.

SHOWER ROOM

4'6" x 7'8" (1.37m x 2.34m)

With low level WC, wash hand basin with storage cupboard beneath and shower cubicle with glazed screen and shower, extractor fan and heated 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.

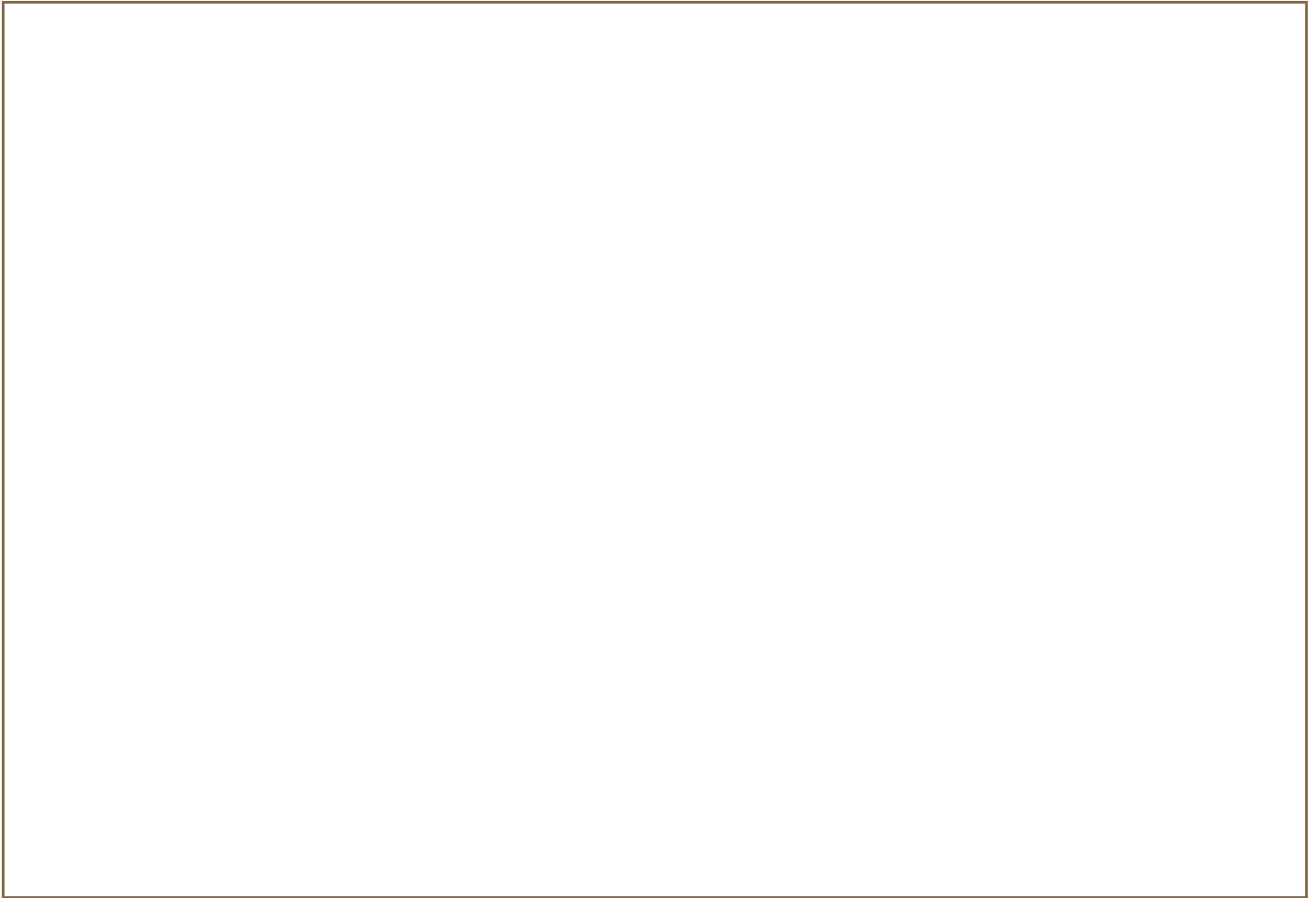
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



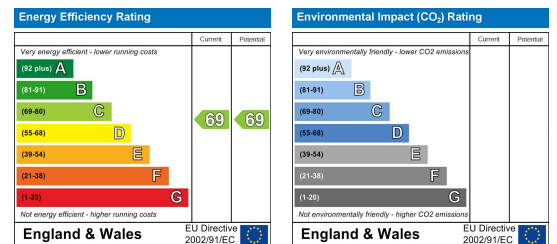
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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