



2 Station Street, Ilkeston DE7 5TE

£425 Per Month



## Zero Deposit Option Available

IPS Estates are pleased to offer this single room amongst a range of other modern studio rooms, completed to a high standard.

2 minutes walking distance to Ilkeston train station and within a couple of miles of the A610 for access to M1.

Security and peace of mind...locked doors on all individual rooms.



Modern throughout, with wardrobes and drawers, gas central heating, double glazing. Spacious and fully equipped shared kitchens and bathrooms (multiple bathroom facilities with modern suites).



Experience this new cost effective and independent way of renting modern accommodation in the area!

Please contact us for a viewing to appreciate the standard of accommodation available.



MOVE IN COST - First months rent £425 and £425 deposit  
Deposit Alternative Available.  
Council Tax Band N/A

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.

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

[sales@ipsestates.com](mailto:sales@ipsestates.com) | [lettings@ipsestates.com](mailto:lettings@ipsestates.com)

[www.ipsestates.com](http://www.ipsestates.com)