



10A Market Street, Derbyshire DE7 5QU

£650 Per Month



Nestled in the heart of Ilkeston, this charming ground floor flat on Market Street presents an excellent opportunity for those seeking modern living in a vibrant town centre. The property boasts a stylish fitted kitchen and a contemporary bathroom, ensuring a fresh and inviting atmosphere.

The flat features one spacious reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for rest and privacy. The entire property is decorated in neutral tones, complemented by flooring throughout, creating a seamless and elegant flow from room to room.

This accommodation is not only aesthetically pleasing but also conveniently located, offering easy access to local amenities, shops, and transport links. We highly recommend scheduling a viewing to fully appreciate the quality and comfort this flat has to offer. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs. Don't miss out on the chance to make this delightful flat your new home.

#### LOUNGE / KITCHEN

Having a range of modern fitted units with roll top work surface and splash back tiles. Sink and drainer space for cooker and over - head extractor fan. Lounge having modern laminated flooring neutral decor. Front door entrance and UPVC double glazed window to front elevation.



#### HALLWAY

Leading to plumbing space for washing machine and shelf to house further appliances space for fridge. Further leading to shower room and bathrooms one and two. Plus side door to communal garden.

#### SHOWER ROOM

Comprising three piece suite, low level toilet and sink on pedestal and shower cubical. Grey tiled flooring and grey splash back tiles.

#### BEDROOM ONE (I)

All neutral decor UPVC window to side elevation and UPVC door to side elevation leading to side gate and communal garden. Laminated flooring and cupboard housing water cylinder.



#### BEDROOM TWO

All neutral decor UPVC double glazed window to the rear elevation and laminated flooring.



#### Disclaimer

MOVE IN COST - First months rent £650  
BOND £650  
Council Tax Band 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.

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