



2 May Street, Ilkeston DE7 8NJ

£695 Per Month



IPS Estates are pleased to offer this spacious one bedroom first floor apartment, situated within close proximity to Ilkeston Town Centre.

Modern decor throughout, finished to a high standard.

Comprising of entrance hall that leads to a spacious living space, open plan kitchen, one bedroom plus an additional room and a spacious bathroom.



ENTRANCE HALL

Newly carpeted, skirting boards, coving and doors leading to:

KITCHEN / LOUNGE length 15'1" x width 13'7" (length 4.62m x width 4.16m)

This open plan living area and kitchen comprises of base to eyelevel units with a roll top work surface, splashback tiles and stainless steel sink and drainer with mixer tap. Space for appliances, four ring electric hob and undercounter electric oven with overhead extractor fan. Laminated flooring, skirting boards, coving and UPVC doubled glaze window to

the side elevation. The living area is carpeted, with double UPVC double glaze window to the front elevation, wall mounted radiator and skirting boards.



ADDITIONAL ROOM length 8'11" x width 6'11" (length 2.73m x width 2.12m)

UPVC double glazed window to the front elevation, carpeted, skirting boards and wall mounted radiator.



BEDROOM length 10'5" x width to chimney recess 14'0" (length 3.20m x width to chimney recess 4.29m)

Having a UPVC double glazed window to the side aspect and further double UPVC double glazed window to the front elevation, wall mounted radiator, skirting board to coving and newly carpeted.



EPC D

AST First six months therefore after a rolling contract.

First Months Rent £695+ Bond £695

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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

BATHROOM length 4'5" x width 9'6" (length 1.37m x width 2.90m)

Comprising three-piece suite of panelled bath with overhead mixer shower, low-level toilet and a sink on pedestal. Waterproofing splashbacks, black vinyl flooring and a wall mounted heated towel rail.



Council Tax A

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

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

