



86 Cotmanhay Road, Ilkeston DE7 8NA

£550 Per Calendar Month



This recently refurbished ground floor one- bedroom flat will be available for rent starting early August. It is conveniently located near local amenities and bus routes.

### Full Description

This deceptively spacious ground floor one bedroom flat comprises of kitchen and living room and one bedroom and a shower room. The property is conveniently located near local amenities and bus routes. \*\* To avoid disappointment call now to arrange your viewing. \*\*



#### **KITCHEN / LIVING AREA 17'4" x 9'8" to corner recess (5.29m x 2.97m to corner recess)**

The kitchen comprises of eye to base level units with rolled top worksurfaces, splashback tiles, stainless steel sink and drainer, four ring electric hob with undercounter electric oven and overhead extractor fan, skirting boards and spaces for kitchen appliances. The living area has two UPVC double

glazed windows (one to the side and one to the front), newly carpeted and neutrally decorated. Wall mounted electric heater and UPVC double glazed door to the front elevation. NOTE: Measurements may differ due to the wall being in a corner wall.



#### **BEDROOM 7'9" x 11'0" (2.38m x 3.37m)**

Newly carpeted and neutrally decorated. UPVC double glazed window to the side elevation, skirting boards and wall mounted electric heater.



#### **SHOWER ROOM**

Having a low-level toilet, wall mounted sink, shower cubicle with electric shower, and wall mounted heated towel rail.



(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.

#### Disclaimer

Council Tax Band A

EPC D

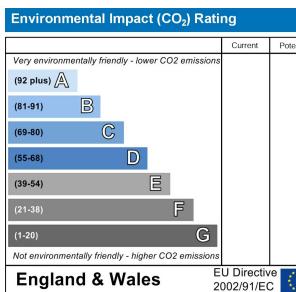
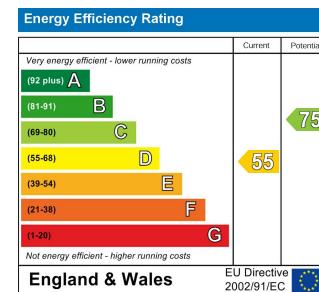
AST six months and then after a rolling contract. cost, first month rent £595 and a bond to pay £595. In total £1,190.

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.



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