



16A Rutland Street, Ilkeston DE7 8DG

£650



IPS Estates are pleased to offer this large first floor apartment, which benefits from off road parking.

The property briefly comprises of a spacious lounge, kitchen, large bedroom and bathroom with shower.

The property is currently undergoing sine cosmetic refurbishments including professionally painting throughout.

Ideally located within walking distance to the town centre and local amenities.

### First Floor

Access via the rear of 16a Rutland Street, where parking is available. Go through main entry, up to the first floor.

### Hallway

Doors leading to the lounge, bathroom and bedroom. Carpet flooring, neutral decor.

### Lounge

This will be newlely profesionally decorated, with feature wall. Wall mounted radiator, large triple bay style window, carpet flooring, single light pendant, access to the kitchen area.



### Kitchen

New flooring to be installed, will be professionally decorated, range of wall and base units. Space for a cooker (not included), mains gas boiler, stainless steel sink with mixer tap, window to the side elevation.



### Bedroom

Spacious bedroom with triple bay style window, carpet flooring, will be professionally decorated, wall mounted radiator, single light pendant

### Bathroom

Vinyl flooring, upvc window, white bathroom suite with overhead shower, shower screen, upvc window.

MOVE IN COST - First months rent £650

BOND £650

Deposit Alternative available

Council Tax Band A

AST first 6 months after rolling contract.

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>

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