



11a Market Street, Derbyshire DE7 5QU

£495 PCM



Nestled in the heart of Ilkeston, Derbyshire, this charming flat at Market Street offers a delightful blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

The location is particularly advantageous, as it places you within easy reach of local amenities, shops, and transport links, making it an excellent choice for those who appreciate accessibility and community.

This flat presents a wonderful opportunity for anyone looking to embrace a vibrant lifestyle in a friendly town. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs. Don't miss the chance to make this lovely space your own.

Please note, this apartment has split accommodation accessed via two lockable doors.

Kitchen Lounge

Wood effect vinyl flooring, base units, space for a washing machine, upvc window to the front elevation, electric wall heater.

Bedroom

Situated at the rear of the property, new fitted wood effect vinyl flooring, electric panel heater, built in wardrobe. Upvc window to the rear of the property.

Bathroom

Laminate flooring, shower cubicle, basin and toilet, upvc frosted window to the rear elevation.

Disclaimer

MOVE IN COST - First months rent £495
BOND £495
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.

