



2 Station Street, Ilkeston DE7 5TE

£525 Per Month



IPS Estates are delighted to offer this top floor double room with en-suite. Situated in a House of Multiple Occupancy. All bills are inclusive including Wifi. Parking available.

Conveniently located within a short walk to Ilkeston train station and easily commute route to the A610 and junction 26 of the M1 and into Ilkeston town centre itself.

Deposit Alternative Available.

Security and peace of mind...locked doors on all individual rooms.

Modern throughout. with wardrobes and drawers, gas central heating, double glazing. Spacious and fully equipped shared kitchens. This room also has the benefit of its own ensuite bathroom with shower cubicle.



MOVE IN COST - First months rent £525
BOND - £525 or Deposit Alternative £121.15
Council Tax Band -NA

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