



77a Station Road, Ilkeston DE7 5LG

£575 Per Month



Full Description

ZERO BOND****ZERO BOND for a limited time only

*** Newly Refurbished *** IPS Estates are thrilled to bring this two story two bed flat to the rental market. The property has been renovated to a high standard offering comfort and stylish finishes. The two bedroom, two story flat comprises of a entrance hall with ground floor bedroom and stairs leading to basement bedroom. To the ground level is also a bathroom and kitchen and living area. Shared Outside Space.



Entrance

On entrance through to the main living quarters, is a bedroom and bathroom and stairs, which leads to

basement bedroom. Roll top work surface and plumbing space for washing machine. Kitchen and living area.

Kitchen and Living Room length 12'2" x width to chimney breast 12'7" (length 3.73m x width to chimney breast 3.84m)

Having a range of newly fitted base to eyelevel units with a rolltop, worksurface and splashback tiles. Single stainless steel sink with drainer and mixer tap. Electric four ring hob with under-counter, electric oven and overhead extractor fan. Space for under-counter fridge. UPVC double glazed window to the front elevation and wall mounted radiator, laminated flooring, and neutrally decorated.



Ground Floor Bedroom length to recess 11'8" x width 7'7" (length to recess 3.58m x width 2.33m)

Having a UPVC double glazed window to the side elevation and wall mounted radiator, skirting boards, newly carpeted, neutrally decorated.



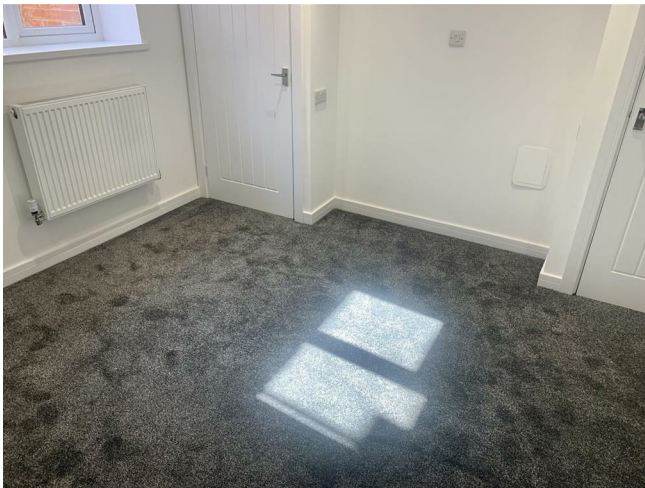
Bathroom length 9'6" x width 4'4" (length 2.91m x width 1.34m)

Comprising of a three-piece suite with a low-level toilet sink on pedestal and a panelled bath. Overhead shower on mixer tap and waterproof cladding. Vinyl flooring with skirting boards and neutrally decorated and chrome heated towel rail. Built-in cupboards for storage.



Basement Bedroom length 11'7" x width 11'0" (length 3.54m x width 3.37m)

After lots of thought and planning this basement bedroom offers a spacious room, with two built in closet with hanging space. UPVC double glazed window to the front elevation and wall mounted radiator. Skirting boards and newly carpeted with neutrally decorated.



Outside

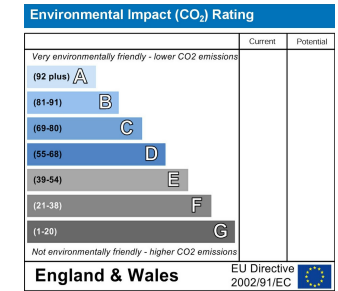
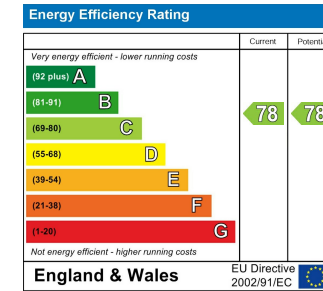
Enclosed Garden with wooden fencing and side gate, the outside area is shared with all three flats.

- MOVE IN COST - First months rent £695
- BOND - ZERO
- Council Tax Band - To Be Confirmed
- AST - First Six Months

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.



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

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

