



Byron Court 2 Wright Street, Ripley DE5 9RQ

£575 Per Month



Full Description

IPS Estates are thrilled to offer this spacious one bed first floor flat to the rental market. The property comprises of living / kitchen open-plan space and one bedroom with en-suite. Outside off road ;parking. Council Amber Valley Band A - EPC E (however since the EPC was carried out the flat has undergone wall insulation boarding.)

Kitchen Open-Plan Living Room length 14'8" x width 14'2" (length 4.49m x width 4.34m)

Kitchen, having a range of base to eye-level units with splash-back tiles and a roll top work-surface. Single stainless steel sink and drainer with mixer tap and space for appliances. Four ring electric hob and under-counter electric oven. Overhead extractor fan and flooring partly laminated. Living area, Having two UPVC double glazed windows to the front elevation and a further UPVC double glazed window to the side elevation. Wall mounted electric heater, carpeted and skirting boards.

Bedroom length to recess 12'9" x width 12'2" (length to recess 3.90m x width 3.72m)

Having a UPVC double glazed window to the rear aspect, and further UPVC double glazed window to the side elevation. Wall mounted electric heater. Skirting boards and carpeted.

En-Suite length 4'6" x width 4'3" (length 1.38m x width 1.31m)

Comprising of a three-piece suite with a low-level toilet sink on pedestal and shower cubicle with overhead electric shower. Waterproof cladding vinyl flooring, extractor fan.

Outside

Off Road Parking

Disclaimer & Fees

Council Tax Band A

EPC - E

First months Rent in advance £575 plus a bond to pay £575

AST first six months therefore after onto a 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.

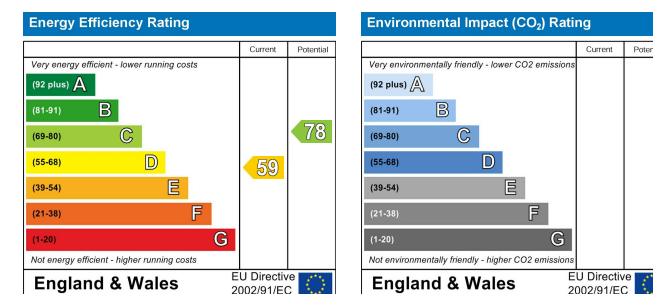
(2) These particulars do not constitute part or all of an offer or contract.

(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.



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