



**Byron Court 2 Wright Street, Ripley DE5 9RQ**

**£595 Per Month**



Nestled in the charming area of Codnor, Ripley, this delightful ground floor flat at 2 Wright Street is now available for rent. Perfectly suited for individuals or couples, this property offers a comfortable and modern living space.

Upon entering, you will find a well-appointed kitchen that boasts contemporary fittings, making it ideal for those who enjoy cooking. The separate living area provides a welcoming space to relax and unwind after a long day. The flat features one spacious bedroom, complete with an en-suite bathroom, ensuring privacy and convenience.

This property is available for immediate occupancy, allowing you to settle in without delay. Please note that the flat has a strict no smoking policy, ensuring a clean and pleasant environment for all residents.

With its modern amenities and prime location, this flat presents an excellent opportunity for those seeking a stylish and convenient home in Codnor. Do not miss the chance to make this lovely flat your new residence.

IPS Estates are pleased to bring this ground floor flat to the rental market. The flat comprises a modern fitted kitchen, a separate living area. And one bedroom with en-suite. The property is available now. NO PETS NO SMOKING.

**KITCHEN length 11'0" x width 5'1" (length 3.37m x width 1.55m)**

Having a range of base to eye-level units with a roll-top work surface, and splashback tiles. A fitted four-ring electric hob and an under-counter electric oven and an overhead extractor fan. Spaces for kitchen appliances, single sink, and drainer. Vinyl flooring and skirting boards and a UPVC double glazed window to the side elevation.

**LIVING ROOM length 16'4" x width to recess 9'5" (length 5.00m x width to recess 2.88m)**

Having two UPVC double glazed windows to both side elevation. Neutrally decorated and carpeted with skirting boards. A wall-mounted electric heater.

**BEDROOM length 14'7" x width 8'8" (length 4.47m x width 2.65m)**

Having two UPVC double glazed windows to the side elevation, neutrally decorated throughout. Carpeted and skirting boards and a wall-mounted electric heater.



**ENSUITE length 3'2" x 8'1" (length 0.97m x 2.48m)**

Comprising of a three-piece suite with a low-level toilet and a sink on a pedestal. Shower cubicle with electric shower, waterproof cladding, and vinyl flooring and skirting boards.

MOVE IN COST - First months rent £595

Deposit - £400

Council Tax Band A

AST first 6 months then 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		
	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	

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

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

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

