



146 Bath Street, Ilkeston DE7 8FF

£695 PCM



Nestled in the heart of Ilkeston, this charming second floor flat on Bath Street presents an excellent opportunity for those seeking modern living in a vibrant town centre. The property boasts a stylish fitted kitchen and a contemporary bathroom, ensuring a fresh and inviting atmosphere.

The flat features one spacious reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for rest and privacy.

This accommodation is not only aesthetically pleasing but also conveniently located, offering easy access to local amenities, shops, and transport links. We highly recommend scheduling a viewing to fully appreciate the quality and comfort this flat has to offer. Whether you are a young professional, or looking to downsize, this property is sure to meet your needs. Don't miss out on the chance to make this delightful flat your new home.

A two bedroom flat available to let in a popular location of Ilkeston town centre. The flat is situated above shops in a complex of three flats.

There are two good sized bedrooms, a modern lounge with laminate flooring and a fully fitted kitchen and bathroom. There is a secure entry system to the property leading up the stairs where the flat is situated on the first floor. Viewing highly recommended to avoid disappointment!!

The flats are accessed via the back of the building with a secure entry system and this particular flat is situated on the first floor of the building.

BEDROOM ONE

A good sized bedroom with double glazing and electric central heating.



BEDROOM TWO

Another decent sized bedroom with double glazing and electric central heating.

LOUNGE

Situated at the front of the building with two UPVC

windows looking out to the town centre with laminate flooring.



KITCHEN

Fully fitted with a range of wall and base units with the gas meter situated in a storage cupboard.



BATHROOM

The bathroom comprises of a three piece suite in white with a shower over the bath with part tiled walls.

Please note that the property does not come furnished or with any appliances, these photos show the previous tenant's belongings.

Disclaimer

MOVE IN COST - First months rent £695

BOND £695

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.

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		54	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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