



16a Dale Street, Ilkeston, DE7 5NQ

£450 Per calendar month

RENSHAW ESTATES are Excited to offer this One Bed First Floor Flat * WELL PRESENTED * Modern Shower room * NEUTRAL DECOR * Popular Location * On Street Parking * UPVC Double Glazed * CLOSE TO BUS ROUTES * Combi Boiler * SUITABLE FOR PROFESSIONALS * Available Now* No Pets



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ENTRANCE HALL

UPVC double glazed door and window to side, stairs to landing.

LANDING

Stairs to bedroom, electric storage heater.

LOUNGE 3.77M x 3.37M (12'4" x 11'1")

UPVC double glazed window to front, electric fire, radiator.

KITCHEN 2.77M x 2.55M (9'1" x 8'4")

UPVC double glazed window to rear, wall and base units with roll edge worktops, tiled splash backs, stainless sink, electric oven, hob and fridge freezer, radiator.

SHOWER ROOM 2.73M x 2M (8'11" x 6'7")

UPVC double glazed window to rear, chrome heated towel rail, shower cubicle, pedestal wash basin, close coupled W.C., airing cupboard housing Combination boiler.

BEDROOM 3.45M x 2.85M (11'4" x 9'4")

Double glazed Velux window to rear, fitted wardrobes, radiator.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

A

TENANT INFORMATION

Bond £500

The minimum income required for our referencing company would be:- £13,500 Per annum (2.5x the annual rent on this property) & for guarantors :- £16,200 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be

submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - SUITABLE FOR PROFESSIONALS, NO PETS

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the

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statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

