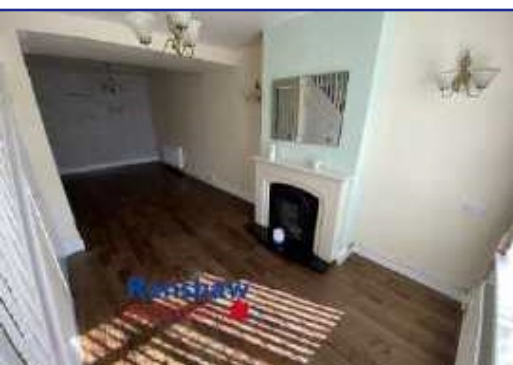




68 Little Hallam Lane, Ilkeston, DE7 4AH

**£595 Per calendar month**

RENSHAW ESTATES are pleased to offer this TWO BEDROOM TERRACED \* Popular Location \* AVAILABLE NOW \* Suitable for Professionals \* NO PETS \* Early Viewing Advised \* Combi Boiler \* LOW MAINTENANCE GARDEN \* CLOSE TO BUS ROUTES & AMENITIES \*



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## LOUNGE DINER 8M X 3.5M (26'3" X 11'6")

UPVC double glazed door and window, stairs to first floor, two radiators, two under stairs storage cupboards, wood flooring.

## KITCHEN 4.2M X 3.33M max (13'9" X 10'11" max)

UPVC double glazed door and window, range of wall and base units with roll edge worktops, tiled splash backs, stainless sink, gas hob, electric oven, extractor hood, tiled floor.

## LANDING

Ceiling spotlights, radiator, loft access.

## BEDROOM 3.5M X 2.6M (11'6" X 8'6")

UPVC double glazed window, ceiling spotlights.

## BEDROOM 3.4M X 2.6M (11'2" X 8'6")

UPVC double glazed window, ceiling spotlights, fitted wardrobe with sliding mirrored door.

## BATHROOM 2.1M X 1.9M (6'11" X 6'3")

UPVC double glazed window, chrome heated towel rail, ceiling spotlights, tiled bath with shower over, close coupled WC, pedestal wash basin, 'Ideal' combination boiler, tiled walls and floor.

## OUTSIDE

Front: Walled forecourt.

Rear: Low maintenance slabbed garden.

## DIRECTIONS

From the Morrisons island take the third exit onto Nottingham Road. Continue ahead at the mini island then first right onto Manners Street. Take the left turn onto Little Hallam Lane where the property can be identified on the left hand side by our board.

## CURRENT COUNCIL TAX BAND

A

## EPC INFORMATION

Energy Efficiency Rating = D

## TENANT INFORMATION

Bond £650

The minimum income required for our referencing company would be:- £17,850 per annum (2.5x the annual rent on this property) & for guarantors :- £21,420 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: - 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.

We are members of: the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

The Guild of Letting & Management: [www.guildofletting.com](http://www.guildofletting.com)

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We have client money protection and are members of Client Money Protect

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and 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 details 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 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.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

