



15 Horsecroft Close, Shipley View, DE7 9LD

**£595 Per calendar month**

RENSHAW ESTATES are thrilled to offer this TWO BED END TOWNHOUSE \* Available Now \* FULLY MODERNISED \* Refurbished throughout including; Kitchen, Bathroom, Decor & Flooring \* Enclosed Garden \* HIGHLY SOUGHT AFTER LOCATION \* Close to Nutbrook Trail \*



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## ENTRANCE HALL

Double glazed door to front.

## LOUNGE 4.81M x 3.84M (15'9" x 12'7")

UPVC double glazed window to front, two radiators, stairs to first floor, feature fireplace with electric fire.

## DINING KITCHEN 3.88M x 2.66M (12'9" x 8'9")

UPVC double glazed door and window to rear, radiator, range of wall and base units with roll edge worktops, tiled splash backs, stainless steel sink, electric oven & hob, stainless extractor hood, 'Vaillant' boiler, under stairs storage cupboard.

## LANDING

UPVC double glazed window to side, loft access.

## BEDROOM 3.86M x 2.81M (12'8" x 9'3")

UPVC double glazed window to rear, radiator, range of fitted wardrobes & dressing table.

## BEDROOM 3.86M x 2.7M (12'8" x 8'10")

Two UPVC double glazed windows to front, radiator, airing cupboard housing hot water tank.

## BATHROOM 1.88M x 1.86M (6'2" x 6'1")

Panelled bath with shower over, vanity wash basin, close coupled WC, tiled splash backs, radiator.

## OUTSIDE

Front: Gravel garden and tarmac driveway.

Rear: Enclosed garden mainly laid to lawn with slabbed patio and planted shrubs.

## DIRECTIONS

At the Tesco island take the exit onto Heanor Road. At the traffic lights turn

left onto Kedleston Drive, continue onto Summerfields Way South, right at the mini roundabout onto Summerfield Way, second left onto Barling Drive then first left onto Horsecroft Close. The property is situated at the top of the cul-de-sac.

## EPC INFORMATION

Energy Efficiency Rating = C

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond: £695

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).

Single person reference is £120 (Non-refundable)

Couple reference (lead tenant earns enough income solely) is £180 (Non-refundable)

Couple reference (joint income required for referencing) is £120 per person (Non-refundable)

Guarantor reference if applicable is £120 (Non-refundable)

One months rent is payable upfront along with the bond and agency fee for setting up the tenancy agreement which is £240 on the agreed move-in date.

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

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.

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## 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 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.

