



193 Church Street, Derbyshire DE7 8QF

£650 PCM



A modern one bedroom first floor apartment situated on the corner of Heanor Road and near Ilkeston Hospital.

In brief the accommodation comprises:

Ground Floor

With stairs leading to first floor landing.



LOUNGE / MODERN FITTED KITCHEN

With beech effect cupboards and complementary work surface areas over.



BATHROOM

Modern fitted white bathroom suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W.C.



DOUBLE BEDROOM

To front aspect.

Outside there is off street car parking.



MOVE IN COST - First months rent £650 PCM
 BOND £650
 Council Tax Band A
 AST 6 months then after rolling contract.
 Freehold

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.

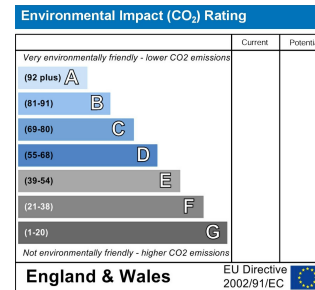
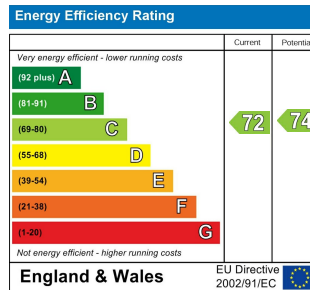
(4) Measurements: These approximate room sizes

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.

(7) Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.



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