



11 Market Street, Derbyshire DE7 5QU

£525 PCM



IPS Estates are happy to offer this smart and spacious ground floor flat, ideally situated close to the town centre and is convenient for a number of local transport links.

The property comprises of neutral decor throughout and dark wood effect laminate flooring.

**LOUNGE 12'4" x 13'2" (3.778m x 4.015m)**

A generous sized room with window to the front elevation and meter cupboard. Access leads through to:



**DOUBLE BEDROOM 12'4" to recess x 10'10" (3.76m to recess x 3.320m)**

With ample space for wardrobe units and window to the rear elevation.



**KITCHEN 6'0" x 11'3" (1.849m x 3.45m)**

Fitted kitchen boasting a range of base and eye level units and tiled flooring.



**BATHROOM 4'9" x 6'3" (1.456m x 1.927m)**

With shower cubicle, sink, toilet and heated towel rail.



Access to the communal garden is achieved through the door between the kitchen and bathroom.



MOVE IN COST - First months rent £525  
 BOND £525  
 Council Tax Band A  
 AST 6 months

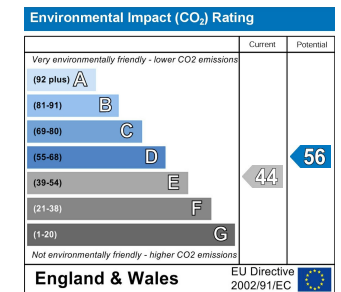
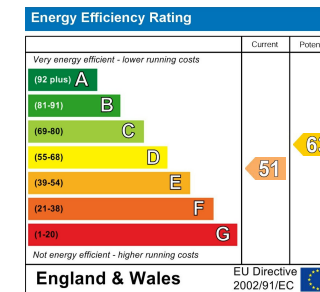
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.



67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

[sales@ipsestates.com](mailto:sales@ipsestates.com) | [lettings@ipsestates.com](mailto:lettings@ipsestates.com)

[www.ipsestates.com](http://www.ipsestates.com)

