



6 Malthouse Road, Ilkeston, DE7 4PX

**£695 Per calendar month**

RENSHAW ESTATES are thrilled to offer this BEAUTIFULLY PRESENTED TWO BEDROOM TOWNHOUSE \* Popular Location \* Block Paved Drive \* AVAILABLE NOW \* Suitable for Professionals \* Modern Bathroom \* NO PETS \* Enclosed Garden \* Currently being re-decorated \*



# 6 Malthouse Road, Ilkeston, DE7 4PX

## ENTRANCE HALL

UPVC double glazed door, stairs to first floor.

## LOUNGE 4.4M X 3.9M (14'5" X 12'10")

UPVC double glazed window, under stairs storage cupboard, laminate flooring.

## BREAKFAST KITCHEN 3.9M X 2.8M (12'10" X 9'2")

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

## CONSERVATORY 2.9M X 2.9M (9'6" X 9'6")

UPVC double glazed French Doors, UPVC double glazed window.

## LANDING

Loft access.

## BEDROOM 3.2M X 2.9M (10'6" X 9'6")

Two UPVC double glazed windows, radiator, range of fitted wardrobes and drawers, over stairs storage cupboard housing hot water tank.

## BEDROOM 3.4M X 2.4M (11'2" X 7'10")

UPVC double glazed window, radiator.

## BATHROOM 2.7M X 1.5M (8'10" X 4'11")

UPVC double glazed window, chrome heated towel rail, panelled bath with shower over, vanity wash basin, close coupled W.C., part-tiled walls and tiled floor.

## OUTSIDE

Front: Block paved driveway.

Rear: Enclosed garden with timber decked area.

## EPC INFORMATION

Energy Efficiency Rating: D

## CURRENT COUNCIL TAX BAND B

## TENANT INFORMATION

Bond £750

The minimum income required for our referencing company would be:- £20,850 per annum (2.5x the annual rent on this property) & for guarantors :- £25,020 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.

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. Measurements are approx. Mentioned appliances and services to be included

## 6 Malthouse Road, Ilkeston, DE7 4PX

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)

