Renshaw
estates & lettings . . .



25 Boythorpe Close, Ilkeston, DE7 8WG

£625 Per calendar month

RENSHAW ESTATES are excited to offer this TWO BEDROOM TOWNHOUSE * FULLY MODERNISED THROUGHOUT * Recently Re-decorated * OFF ROAD PARKING * Suitable for Professionals * PETS CONSIDERED * AVAILABLE NOW * VIRTUAL TOUR AVAILABLE *







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ENTRANCE HALL
Two UPVC double glazed doors, stairs to first floor, laminate flooring, radiator, under stairs storage area.

KITCHEN 3.5M X 2.5M (11'6" X 8'2")
UPVC double glazed window, range of wall and base units with roll edge worktops, stainless sink, electric oven, gas hob, extractor hood.

LOUNGE 4.6M X 3.6M (15'1" X 11'10")
UPVC double glazed window, radiator, laminate flooring.

LANDING
Loft access, storage cupboard.

BEDROOM 4M X 2.5M (13'1" X 8'2")
UPVC double glazed window, radiator.

BEDROOM 3.6M X 3.2M (11'10" X 10'6")
UPVC double glazed window, radiator.

STORAGE CUPBOARD 1.8M X 1M (5'11" X 3'3")
Can be used as storage or small office space.

BATHROOM 1.8M X 1.7M (5'11" X 5'7")
UPVC double glazed window, radiator, panelled bath with electric shower over, pedestal wash basin.

WC
UPVC double glazed window, close coupled WC.

OUTSIDE
Front: Gravel drive.
Rear: Enclosed garden mainly laid to lawn with storage area.

DIRECTIONS
From the Tesco roundabout at the bottom of Chalons Way take the second exit onto Heanor Road. Shortly after passing Ilkeston Community Hospital turn right onto Church Street. Turn left at the roundabout onto Skeavington's Lane and then right onto Swanwick Road. Take the first right onto Boythorpe Close and follow the road round to the right where the property can be identified by our board.

EPC INFORMATION
Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND
A

TENANT INFORMATION
Bond £700
The minimum income required for our referencing company would be:- £18,750 per annum (2.5x the annual rent on this property) & for guarantors :- £22,500 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: - PROFESSIONAL LET ONLY, PETS CONSIDERED (The landlord may request an additional £15 per calendar month on top of the rent, per pet)

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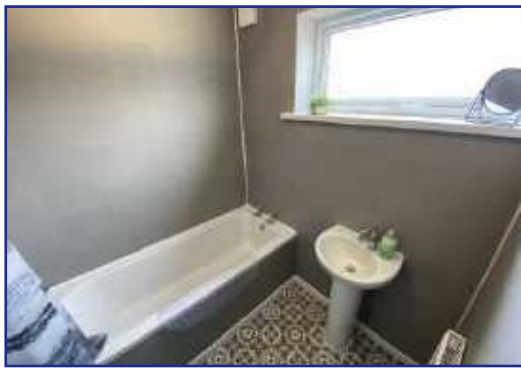
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PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.
For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.
We are members of: the Property Redress Scheme: www.theprs.co.uk
The Guild of Letting & Management: www.guildofletting.com
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





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