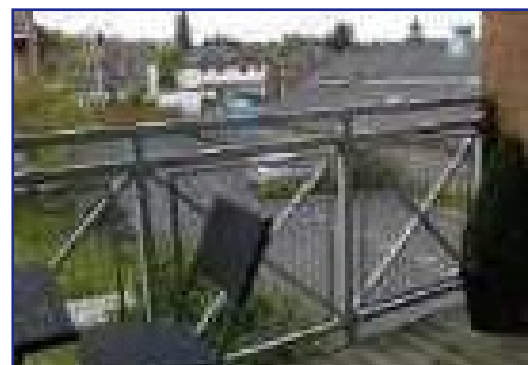




43 Noskwith Street, Ilkeston, DE7 4EB

**£450 Per calendar month**

RENSHAW'S ARE PLEASED TO OFFER THIS \* MODERN ONE BEDROOM \* FIRST FLOOR FLAT \*  
Neutral Decor \* WELL MAINTAINED THROUGHOUT \* Balcony \* ALLOCATED PARKING \* Close to Bus  
Routes and Amenities \* PROFESSIONAL LET ONLY \* Strictly No Pets \* AVAILABLE Start Of August \*



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## ENTRANCE HALL

Electric heater, intercom system.

## OPEN LOUNGE KITCHEN 5.63M X 3.1M (18'6" X 10'2")

PVC DG patio doors to rear, PVC DG window to side, range of wall and base units with roll edge worktops, splash backs, electric oven, hob and extractor hood, stainless steel sink, electric heater, fridge freezer.

## BEDROOM 3.9M X 2.71M (12'10" X 8'11")

PVC DG window to rear, electric heater, fitted double wardrobes with sliding doors, airing cupboard with water tank.

## BATHROOM 1.97M X 1.95M (6'6" X 6'5")

Electric heater, white bathroom suite: panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled splash backs.

## BALCONY

Timber balcony with iron railings.

## DIRECTIONS

Proceed out of Ilkeston along Nottingham Road. Take the right after the petrol station onto Thurman Street. Proceed along as this becomes Corporation Road. Noskwith Street is the sixth left turn and should be followed to the end turning left around the bend where the block can be found facing you identified by our board.

## CURRENT COUNCIL TAX BAND

A

## EPC INFORMATION

TBC

## TENANT INFORMATION

Bond = £515

The minimum income required for our referencing company would be:

£13,500 (2.5x the annual rent on this property) & for guarantors :- £16,200 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.

## TENANT INFORMATION CONTINUED

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

The Landlord has stipulated the following criteria for tenants: - NO SMOKERS, NO PETS, PROFESSIONAL LET ONLY

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](http://www.theprs.co.uk)

The Guild of Letting & Management: [www.guildofletting.com](http://www.guildofletting.com)

We have client money protection and are members of Client Money Protect

## ADDITIONAL INFORMATION

Details Updated 01.07.2019

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

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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.

