



3 Little Hallam Lane, Ilkeston, DE7 4AN

**£450 Per calendar month**

RENSHAW ESTATES are delighted to offer this RECENTLY REFURBISHED TWO BED TERRACED \*  
Modern Decor \* LOW MAINTENANCE GARDEN \* Professional Let Only \* PETS CONSIDERED \*  
Available Now \* REFITTED DINING KITCHEN & BATHROOM \* Gas Central Heating \* CLOSE TO BUS  
ROUTES \*



# 3 Little Hallam Lane, Ilkeston, DE7 4AN

## LOUNGE 3.66M X 3.44M (12'0" X 11'3")

Door to front, double glazed window to front, laminate flooring, radiator.

## DINING KITCHEN 3.6M X 3.46M (11'10" X 11'4")

Door to rear, double glazed window to rear, range of wall and base units with roll edge work tops and up stands, stainless steel sink, stainless steel sink, stainless steel extractor hood, space for gas or electric oven and washing machine, stairs to first floor, under stairs storage cupboard, laminate flooring and combination boiler.

## LANDING

Loft access.

## BEDROOM 3.64M X 3.69M (11'11" X 12'1")

Double glazed window to front, radiator, laminate flooring.

## BEDROOM 3.63M X 1.89M (11'11" X 6'2")

Double glazed window to rear, radiator.

## BATHROOM 2.69M X 1.52M (8'10" X 5'0")

Window to rear, radiator, panelled bath with shower over, closed couple W.C., tiled splash backs.

## OUTSIDE

Rear: enclosed low maintenance slabbed garden with timber shed and brick built out buildings.

## DIRECTIONS

From the Morrisons island take the third exit onto Nottingham Road. Continue ahead at the mini island then take the fourth right onto Little Hallam Lane. The property can be identified by our To Let sign.

## EPC INFORMATION

Energy Efficiency Rating = E

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond £565

The minimum income required for our referencing company would be:- £13,950 Per annum (2.5x the annual rent on this property) & for guarantors :- £16,740 Per annum (3x the annual rent).

Single person reference is £120 (Non-refundable)

Couple reference (lead tenant earns enough income solely) is £180 (Non-refundable)

Couple reference (joint income required for referencing) is £120 per person (Non-refundable)

Guarantor reference if applicable is £120 (Non-refundable)

Renewal of tenancy is £48

One months rent is payable upfront along with the bond and agency fee for setting up the tenancy agreement which is £240 on the agreed move-in date.

The tenant must have the correct

## RIGHT TO RENT 2016

From February 1st 2016, all private landlords in England, including those subletting or taking in lodgers, have to check applicants for properties have the right to be in the UK before renting a property.

Right to rent is a mandatory requirement introduced in the Immigration Act 2014.

As the letting agent, we will carry out the necessary checks in order to establish a statutory excuse. In order to establish a statutory excuse to a civil penalty, right to rent checks on prospective tenants with a limited right to rent must be undertaken and recorded within 28 days before the tenancy agreement is entered into.

## ADDITIONAL INFORMATION



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Details Prepared 28.01.17

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 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.

Our Alternative Dispute Resolution provider is The Property Ombudsman

