



9 Dukes Place, Ilkeston, DE7 8QH

£750 Per calendar month

RENSHAW ESTATES are Proud to offer this NEWLY BUILT THREE BED SEMI-DETACHED * DRIVEWAY * En-Suite Bathroom to Master * CUL-DE-SAC LOCATION * ENCLOSED GARDEN * Suited to Professionals * STRICTLY NO PETS * Virtual Viewing * AVAILABLE NOW *



9 Dukes Place, Ilkeston, DE7 8QH

ENTRANCE HALL

UPVC double glazed door to front, stairs to first floor.

WC

UPVC double glazed window to front, chrome heated towel rail, close coupled WC, vanity wash basin, tiled splash backs, tiled floor.

KITCHEN 4.4M x 1.9M (14'5" x 6'3")

UPVC double glazed window to front, radiator, combination boiler, wall and base units with roll edge worktops.

LOUNGE 4.2M x 4.2M (13'9" x 13'9")

UPVC double glazed French Doors to rear, radiator, under stairs storage cupboard.

LANDING

Stairs to second floor.

BEDROOM 4.2M x 2.4M (13'9" x 7'10")

UPVC double glazed window to rear, radiator.

BEDROOM 4.1M x 2.8M (13'5" x 9'2")

Two UPVC double glazed windows to front, radiator.

BATHROOM 2.2M x 1.8M (7'3" x 5'11")

Panelled bath with mixer shower over, pedestal wash basin, close coupled WC, chrome heated towel rail, tiled walls and floor.

SECOND FLOOR LANDING

Double glazed Velux window to rear.

BEDROOM 4.1M x 2.8M max (13'5" x 9'2" max)

Two double glazed Velux windows to front, radiator.

EN SUITE 2.3M x 2.2M (7'7" x 7'3")

Double glazed Velux window to rear, panelled bath with mixer shower over, pedestal wash basin, close coupled WC, chrome heated towel rail, tiled walls & floor, PVC panelled ceiling.

OUTSIDE

Front: Block paved drive.

Rear: Enclosed garden with slabbed patio

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. Proceed taking the fifth left turn onto Dukes Place where the property can be identified by our For Sale board on the left hand side.

CURRENT COUNCIL TAX BAND

TBC

EPC INFORMATION

Energy Efficiency Rating = B

TENANT INFORMATION

Bond £850

The minimum income required for our referencing company would be:- £22,500 per annum (2.5x the annual rent on this property) & for guarantors :- £27,000 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.

9 Dukes Place, Ilkeston, DE7 8QH

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: -
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 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

