



**Flat 1, 16 Wade Avenue, Littleover, Derby, Derbyshire, DE23 6BG**

**£725 PCM**

This neutrally decorated ground floor flat is available to let. The property consists of one reception room, kitchen, and one bedroom.

It is located in an area with excellent public transport links and local amenities. A bathroom completes the accommodation, ensuring a comfortable living space. The location is extremely convenient for Rolls Royce, the Derby Royal Hospital, Toyota and the University of Derby.

EPC: D Council Tax band: A Deposit: £830 which includes a holding deposit of £165 which will go towards the successful applicants first months rent.

## FULL DESCRIPTION

AVAILABLE NOW - Scoffield Stone are delighted to present this ground floor flat, available to let. This property is in a neutrally decorated condition, offering a clean slate for the incoming tenant to add personal touches.

The layout of the flat includes one reception room, perfect as a combined living and dining area for cosy evenings or entertaining guests. The property also boasts a functional kitchen, with plenty of cupboard space.

One of the key benefits of this property lies in its location, extremely convenient for access to Rolls Royce, the Derby Royal Hospital, Toyota and the University of Derby. It is ideally situated in close proximity to public transport links, ensuring easy access to other parts of the city. Additionally, various local amenities are within a short distance, adding to the convenience of everyday living.

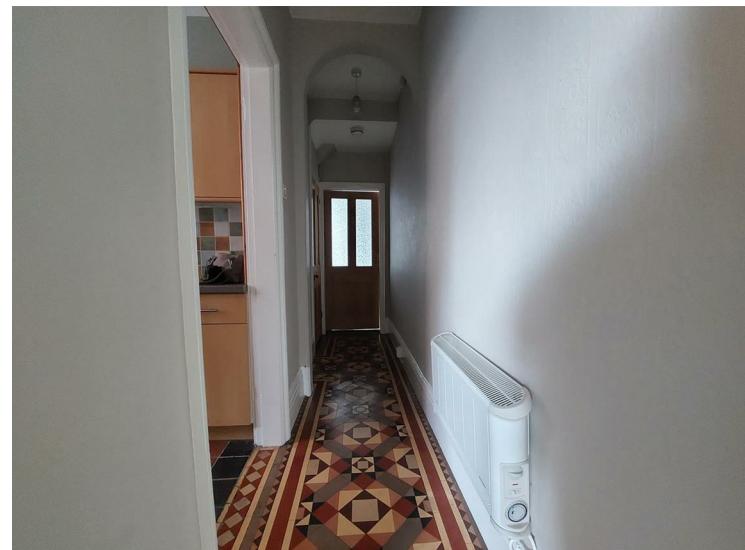
This ground floor flat offers a unique combination of comfortable living spaces and an excellent location. It's an ideal choice for individuals or couples looking for a place to call home. Arrange your viewing today.

## Kitchen



Having brick tiled flooring and neutral decor with side aspect part glazed timber entrance door and window. A range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and mixer tap, under counter space and plumbing for appliances and inset lights to ceiling.

## Inner Hallway



With decorative tiled flooring and neutral decor, under stairs storage cupboard, wall mounted electric heater and telephone point.

## Lounge

11'10" x 10'11" (3.62m x 3.35m)



Carpeted and neutrally decorated with front aspect uPVC double glazed window to bay, A cast iron Adams style fireplace with stone effect mantle with decorative fire only,, wall mounted electric heater, TV point and telephone point.

### Bedroom

12'1" x 11'11" (3.7m x 3.64m)



Carpeted and neutrally decorated with rear aspect uPVC double glazed window and wall mounted electric heater.

### Shower Room



Having ceramic tiled flooring and side aspect obscure uPVC double glazed window, wet wall fitted to all walls, toilet, single shower enclosure with electric shower, pedestal wash hand basin with chrome monobloc tap fitted to vanity unit, chrome heated towel rail and inset lights to ceiling.

### Utility Cupboard

Having ceramic tiled flooring and neutral decor with rear aspect single glazed window, wall light and space/plumbing for appliance.

### Outside



To the front of the property there is a walled forecourt with paving and small planting border. A brick paved side path and patio leads to a gravelled and shared rear garden with walled and fenced boundaries. There is also a small timber potting shed.

### Material Information

Verified Material Information

Monthly rent: £795

Council Tax band: A

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers

which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### What3Words

what3words: ///often.proper.joke

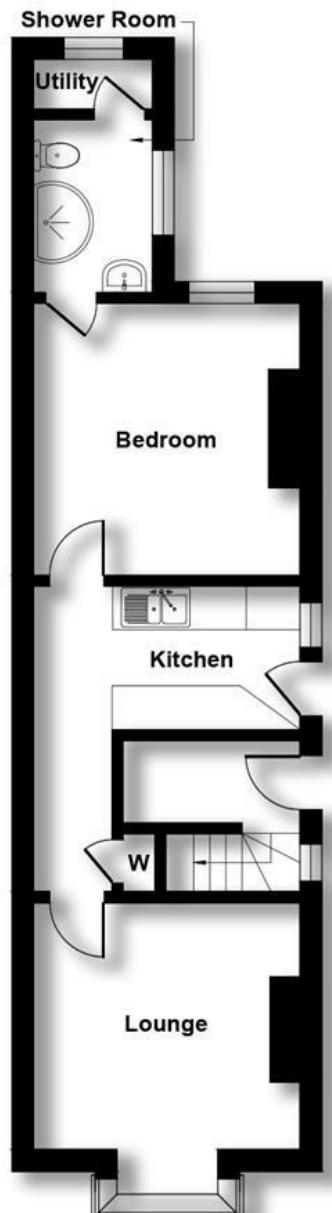
#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Flat 1, 16 Wade Avenue



GROUND FLOOR (FLAT 1)

Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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