



3 The Millhouse, Brook Street, Derby, DE1 3PB

£950 Per Calendar



This is a chance to rent a superb first floor two bedroom furnished executive apartment situated in the centre of Derby. Located in The Mill House development, the accommodation includes a large living area with balcony, master bedroom with ensuite, further double bedroom plus main bathroom. Parking is within an electric gated car park with secure access. Electric heating, feature double glazed windows, intercom - this is a property worth viewing! ****NO PETS****



ENTRANCE

Through an electric main gate plus electronic pedestrian gate into secure car park. The apartments are just inside the gate and the property comes with one parking space

HALLWAY

With panel heater, parquet flooring, storage cupboard with hot water cylinder plus further cloaks cupboard. The hallway leads off to each other room in the apartment. There is an intercom system to allow access for visitors

21'7 x 12'10 (6.58m x 3.91m)

This larger than average living accommodation is stunning. With feature arched window to the kitchen area plus french doors to a small balcony. The living/dining area has parquet flooring and panel heaters. The kitchen area has a range of fitted wall and base units and include oven, hob, extractor, washer, fridge/freezer plus there is a contemporary breakfast bar.

MASTER BEDROOM

6'7 x 11' (2.01m x 3.35m)

The master bedroom suite is large enough for a dressing area also. With feature arched window and panel heater. Carpet to floor. Leading to:

ENSUITE

With ceramic tiled flooring, 3 piece suite including toilet, wash hand basin and bath with electric shower over.

SHOWER ROOM

Off the main hallway, ceramic flooring, chrome towel radiator plus 3 piece suite including toilet, wash hand basin and shower cubicle.

BEDROOM TWO

12'1 x 9'7 (3.68m x 2.92m)

With feature arched window, carpet to floor and panel heater

COUNCIL TAX BAND C

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

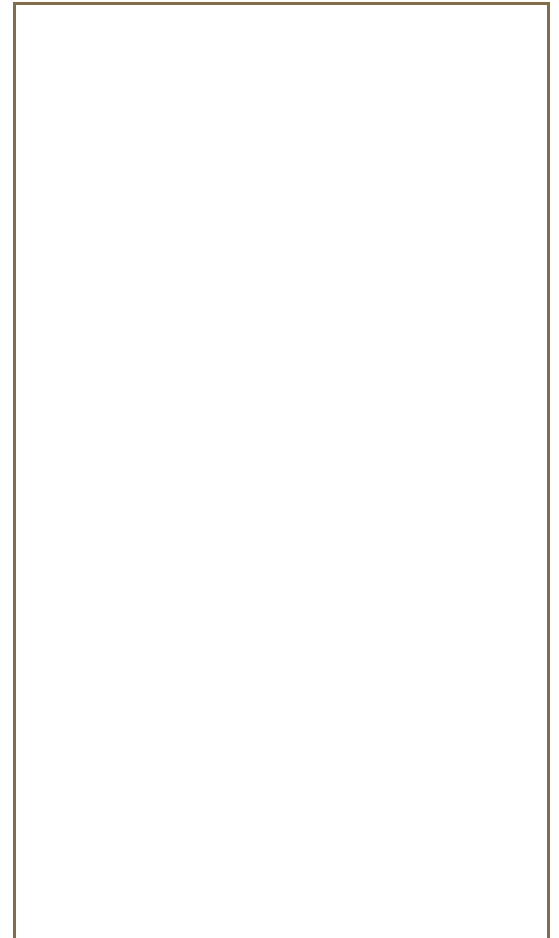
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

