

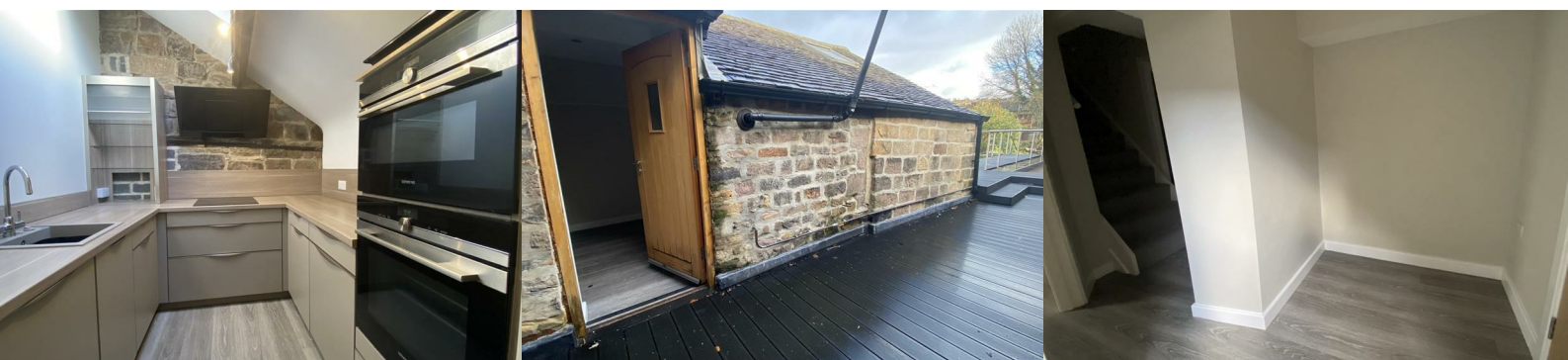


## 76a Bridge Street, Belper, Derbyshire, DE56 1AZ

**£800 Per Calendar**



A stunning two bedroom apartment arranged over two floors very well appointed with a quality fitted kitchen and shower room.





Positioned in the heart of Belper, the property is ideally suited to the tenant requiring regular and ease of access to the towns many shopping facilities and popular bars and cafes.

Internally, the property is entered at first floor level from a rear external stair case into a hallway with storage cupboards and stairs to the second floor, a utility area with fridge freezer, washing machine and combination boiler leads into a quality fitted kitchen with integrated oven, hob and dishwasher, separate lounge, to the second floor are two spacious double bedrooms and shower room.

**ACCOMMODATION**

**HALLWAY**

Main front door, stairs to second floor, built in store cupboard.

**LOUNGE**

13'5" x 13' (4.09m x 3.96m )

A pleasant lounge having a double glazed sash window with deep sill, exposed feature brick wall, store cupboard, quality vinyl flooring and radiator.

**UTILITY AREA**

With washing machine, fridge freezer and combination boiler, leading into:

**KITCHEN**

7'11" x 7'8" (2.41m x 2.34m )

Beautifully appointed with a quality range of wall and base units with matching cupboard and drawer fronts with cleverly designed internal fitments, electric oven, grill, induction hob and fan over, integrated dishwasher, sink and drainer unit, feature exposed stone wall and Velux window, chrome towel radiator.

**BEDROOM ONE**

13'11" x 13'8" (4.24m x 4.17m )

A spacious double bedroom with exposed feature stone wall and beamed ceiling, double glazed window and deep sill, radiator.

**BEDROOM TWO**

13'8" x 13'3" (4.17m x 4.04m )

A second double bedroom with front and rear double glazed windows, deep sills and radiator.

**SHOWER ROOM**

Neatly appointed with a wide sink unit sat on a vanity drawer unit, WC and an enclosed shower area with mains shower, chrome towel radiator.

**OUTSIDE**

Enclosed yard and pathways with gated access to Bridge Street. The first floor terrace provides a perfect seating and dining area.

**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.

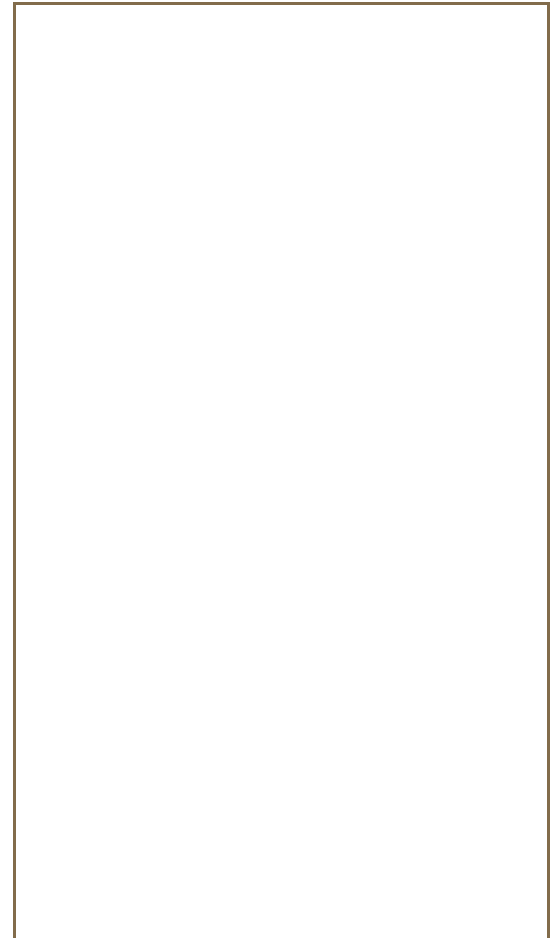
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

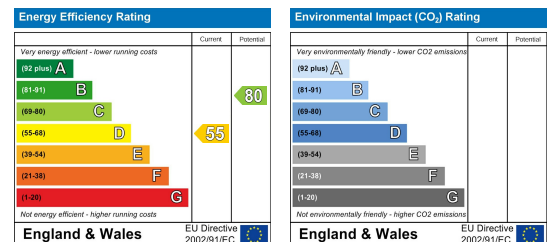
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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