



2c York Street, Derby, DE1 1FZ

£595 Per Calendar



A stunning one bedroom first floor apartment, professionally developed to include; a modern kitchen with integrated appliances, quality shower room, gas central heating and upvc double glazing located in the fashionable Friar Gate area of the city. The property is tastefully presented throughout with quality fixtures and fittings.



Ground Floor Entrance Lobby

Upvc double glazed front door, inset mat, carpeted stairs lead to the first floor.

First Floor Landing

Giving access to the Double Bedroom and Lounge.

Lounge

13'2" x 10'1" (4.01m x 3.07m)

Wooden flooring, upvc double glazed window, TV Aerial point, radiator. Step down to:

Modern Fitted Kitchen

10'1" x 6'7" (3.07m x 2.01m)

Beautifully fitted with appliances including electric oven and hob with extractor hood, washing machine and fridge all integrated into a modern kitchen with matching cupboard and drawer fronts with complimentary wood effect laminate work tops and tiling, ceramic sink and drainer, shelving, modern spotlighting and wooden flooring, upvc double glazed window with fitted blind.

Double Bedroom

13'0" max x 11'5" max (3.96m max x 3.48m max)

An 'L' shaped room with wooden flooring, two upvc double glazed windows both with fitted blinds, TV Aerial point, two radiators. Access to a loft space for storage.

Shower Room

Fitted with a double width shower cubicle with two mains shower heads and tiled surround, glazed screen, low level toilet and wash hand basin, tiled floor, chrome towel radiator, bathroom cabinet, spotlights and extractor fan.

Outside

Communal yard area with gravelled covering set behind secure wooden gates providing bike and bin storage.

Parking

Street parking is potentially available by obtaining a residents parking permit from Derby City Council. Prospective tenants are recommended to make their own enquiries.

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.

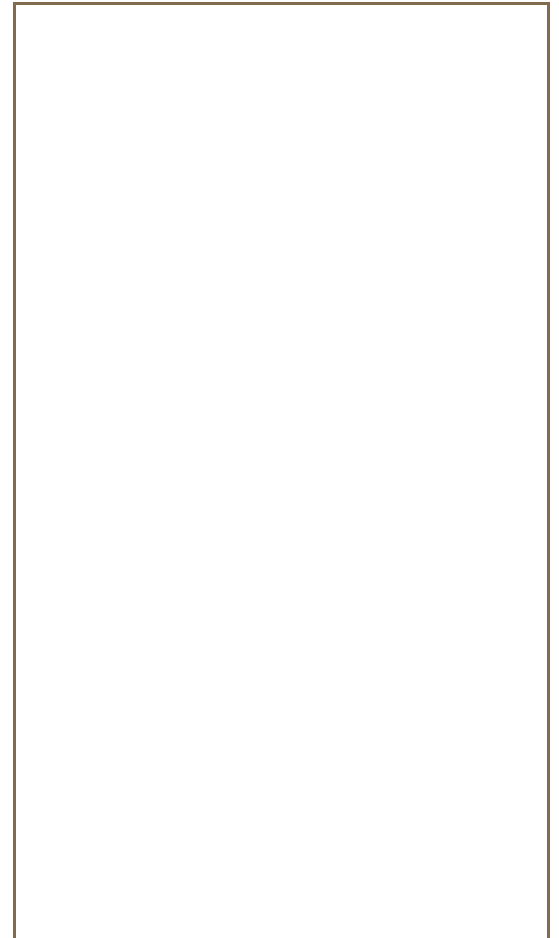
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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

These particulars are provided for guidance only 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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

