



## 3a Towpath Way, Spondon, Derby, DE21 7SL

**£795 Per Calendar  
Month**



A superb opportunity to rent a three storey, two bedroom house in a most convenient location for both Derby and Nottingham.



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The well-proportioned accommodation is set on three floors and has a ground floor bedroom and shower room, living kitchen to the first floor and further bedroom and ensuite to the top floor.

There is a private parking space to the rear and the house is situated within easy travelling distance of Derby and Nottingham with good access to the A52 and M1 corridor.

The style and layout of this well presented house can only be made by internal inspection.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Fitted carpet, staircase to first floor, useful airing cupboard, gas central heating boiler.

### **GROUND FLOOR BEDROOM**

15'2" x 9' (4.62m x 2.74m)

Radiator, UPVC double glazing, fitted carpet.

### **GROUND FLOOR SHOWER ROOM**

White suite with shower cubicle, pedestal wash hand basin, low flush corner WC. fitted carpet, washing machine cupboard, radiator.

### **FIRST FLOOR LANDING**

The attractive galleried landing gives access to the:

### **LIVING KITCHEN**

15'4" x 15'3" (maximum) (4.67m x 4.65m (maximum))

The Kitchen being well fitted with a range of white cupboards, drawers and shelves, wall cupboards, integrated cooker, hob and fan, stainless steel sink and drainer.

### **LOUNGE AREA**

With radiator, fitted carpet and UPVC double glazing. Staircase to second floor:

### **SECOND FLOOR LANDING**

Galleried landing through to:

### **MASTER BEDROOM**

15'4" x 15'3" (4.67m x 4.65m)

Radiator, two UPVC double glazed windows, fitted carpet.

### **EN-SUITE**

White suite with shower cubicle, pedestal wash hand basin, low flush w.c. radiator, fitted carpet.

### **PARKING**

There is an allocated private parking place situated just a short walk to the rear of the house, plus on street parking on Towpath Way.

### **PLEASE NOTE**

The property does not have a garden and as Spondon Train Station is within a short walk, there is some noise disturbance from the train line.

## 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.

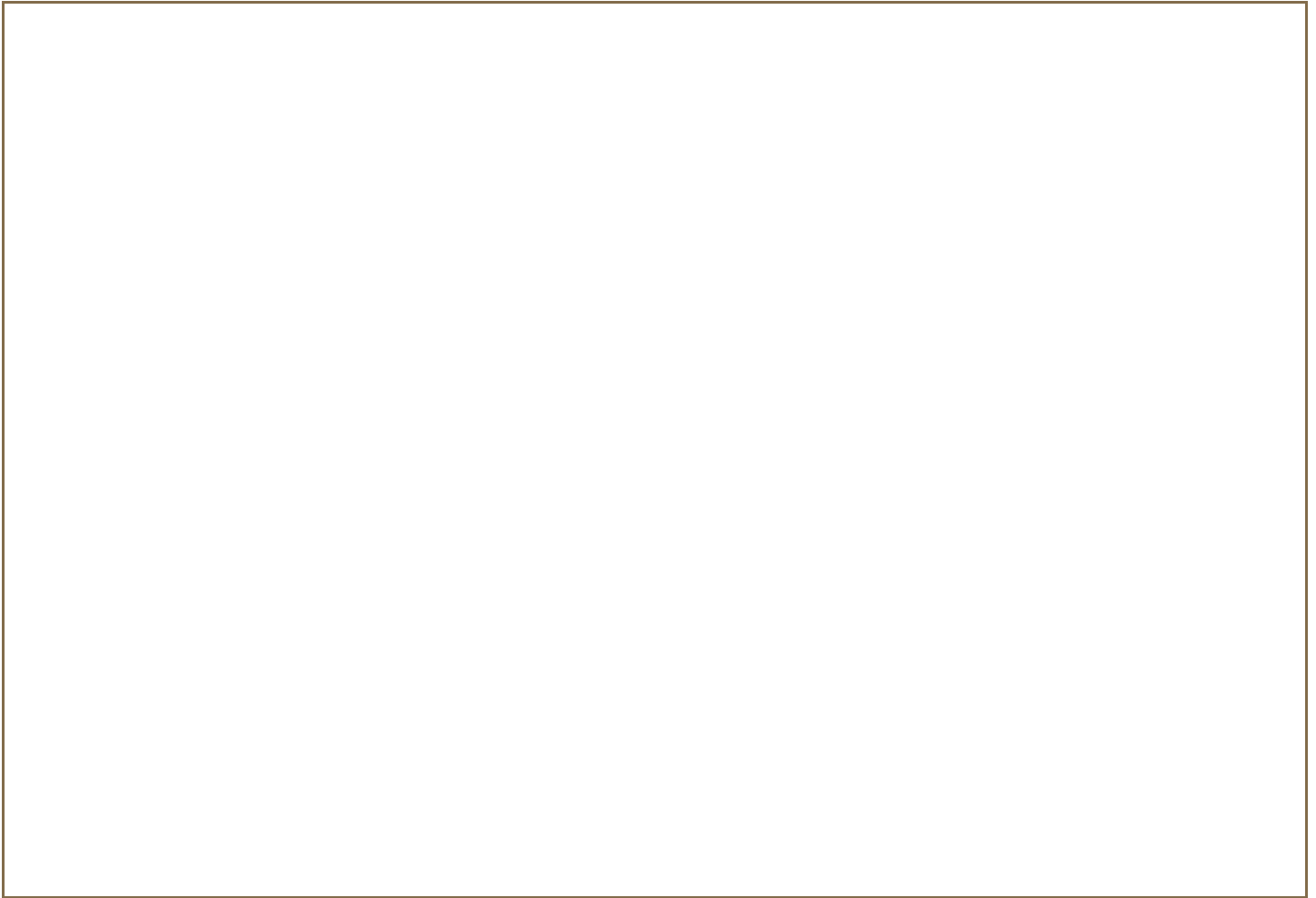
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



## Road Map



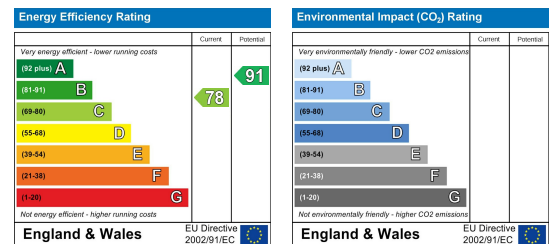
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in 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](http://www.boxallbrownandjones.co.uk)

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