



Halcyon, 12a Ashbourne Road, Derby, DE22 3FS

£775 Per Calendar



A two bedroom top floor city centre apartment located on Ashbourne Road with allocated car parking space & fantastic private balcony. Modern kitchen & bathroom with UPVC double glazing & gas central heating.



COMMUNAL HALLWAY

Stairs to all floors including the third floor where apartment 12a can be found.

ENTRANCE HALLWAY

Main front door, built in cupboard housing the combination boiler providing domestic hot water and gas central heating, also useful storage space.

OPEN PLAN LIVING KITCHEN

16'2 x 13'9 (4.93m x 4.19m)

Kitchen - Fitted in an 'L' shape design with a good range of storage units, laminate worktop and tiled splashback. Integrated appliances to include, electric oven, electric hob, extractor fan, fridge, freezer and washer dryer. Stainless steel sink and drainer, vinyl flooring.

Lounge Dining Area - upvc double glazed patio doors with curtains leading to:

BALCONY

An excellent and rare external space for a city centre apartment facing south west

BEDROOM ONE

9'8 x 9'4 (2.95m x 2.84m)

Large velux window with fitted blind and radiator.

BEDROOM TWO

9'8 x 7'10 (2.95m x 2.39m)

Large velux window with fitted blind and radiator

BATHROOM

White three piece suite with panelled bath and shaped shower screen with mains shower, pedestal wash hand basin and low level w.c.

COUNCIL TAX BAND B

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.

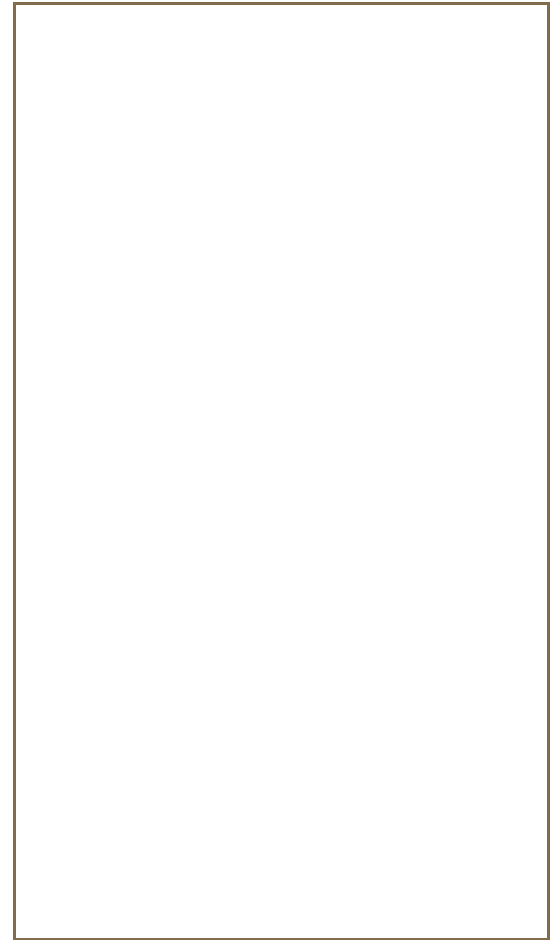
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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

