

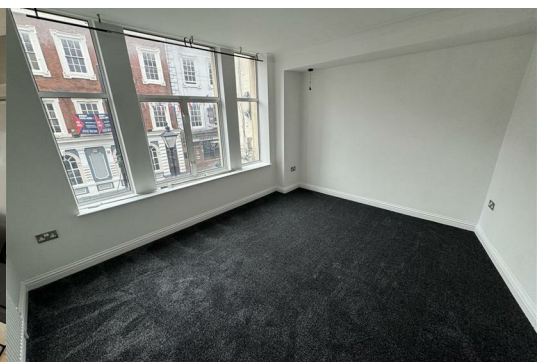


Apt 1 Market Place, Derby, DE1 3QF

£850 Per Calendar



A superior two bedroom apartment ideally located with exclusive shops, restaurants and popular bars within walking distance.



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COMMUNAL ENTRANCE

With Lift to all floors

PRIVATE ENTRANCE HALLWAY

Well appointed spacious entrance hallway with laminate flooring, leading to:

Storage cloak cupboard which contains the boiler.

LOUNGE

9'4" x 14'0" (2.84 x 4.27)

The open plan aspect with the kitchen gives the lounge a spacious feel, the front upvc double glazed window allows for plenty of natural light. There is ample space for a sofa and a small dining table. The lounge benefits from a telephone point, and TV point and laminate floor.

KITCHEN

9'4" x 7'9" (2.84 x 2.36)

Well fitted maple effect kitchen with a range of floor and wall units, with brushed chrome handles. A fitted stainless steel sinks with drainer and chrome mixer tap. The laminate work surfaces gives a range of preparation space, there is a benefit of a 4 ring electric hob and stainless steel cooker.

BEDROOM ONE

14'0" x 10'11" (4.27m" x 3.33m")

A large UPVC double glazed window gives plenty of natural light giving an airy feel to the room. The bedroom benefits from fitted grey carpet, TV point, single radiator and brushed chrome fittings. There is ample space for a double bed and free standing wardrobes.

BEDROOM TWO

11'5" x 9'7" (3.48m" x 2.92m")

Large UPVC double glazed window again giving plenty of natural light to the room, the room benefits from a TV point, brushed chrome fittings and grey fitted carpet. Again space for a double bed.

BATHROOM

8'11" x 7'6" (2.72 x 2.29)

Well appointed white 3 piece suite, with chrome fixtures and fittings, comprising of a bath with over head fitted electric shower, low flush WC and pedestal sink, with chrome mixer tap. There is also a fitted chrome tile rail. The bathroom has the benefit of floor to ceiling white tiling with mosaic border and Slate effect flooring.

PLEASE NOTE

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: <http://www.bbjettings.co.uk/tenants>.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

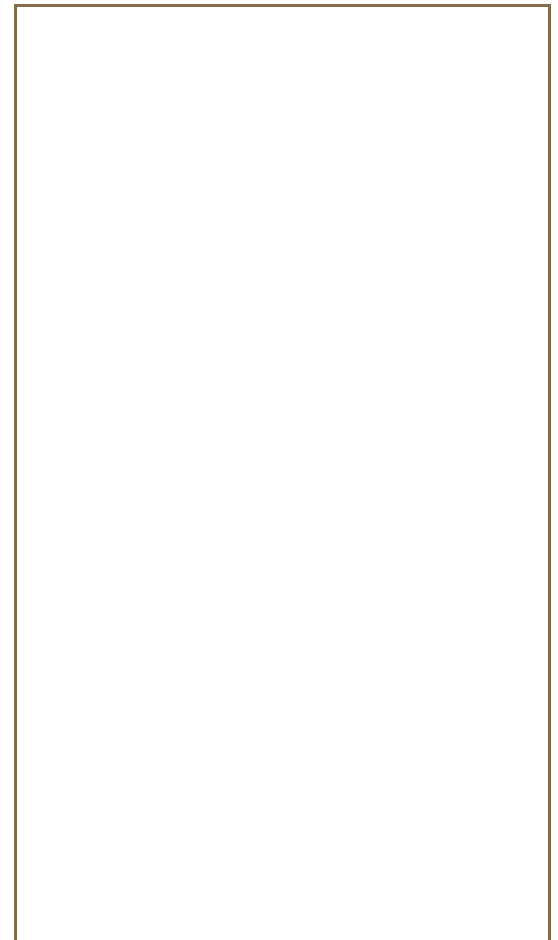
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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

