

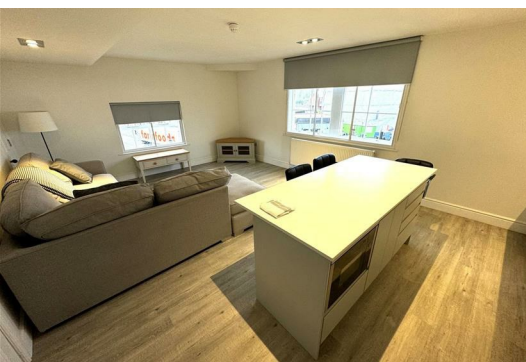


2 Roebuck House, 192 Horninglow Street, Burton Upon Trent, DE14 1NG

**£1,195 Per Calendar
Month**



A beautifully presented apartment comprising of two bedrooms, two bathrooms and allocated parking in the award winning Anson Court. The spacious apartment is with walking distance to the town centre.



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Interior designed, fully furnished and well equipped with bespoke open plan kitchen, Neff appliances, separate washer and dryer. The bedrooms have fitted wardrobes and double beds. Secondary glazing throughout and loft storage. WiFi ready. One car parking space included in courtyard.

This first floor apartment is private and secure.

The generous gas centrally heated accommodation comprises; Impressive spacious open plan living / dining area, finished with a contemporary kitchen and Neff appliances, larder and seating area, wooden flooring and entrance intercom, two king size bedrooms with fitted wardrobes and two luxury bathrooms.

The property offers plenty of space and is available to rent now.

Viewing is essential to appreciate this quality apartment and the high standard of finish.

There is car parking for one car within the gated courtyard.

ACCOMMODATION

Entering the property at street level to a:

COMMUNAL ENTRANCE HALL

Leading to the apartment. Front door opens to:

PRIVATE ENTRANCE HALL

With radiator and staircase leading to the accommodation.

LANDING

With radiator and access to loft which is part bordered and ideal for storage.

DINING KITCHEN/LOUNGE AREA

20'11" x 14'10" (6.38m x 4.52m)

This beautifully presented room is the focal point of the property and must be seen to be fully appreciated. The quality kitchen area has a range of work surface/preparation areas, wall and base cupboards and an integrated Neff oven, induction hob and extractor over. The kitchen has an undermounted sink and a range of integrated appliances including a dishwasher, integrated microwave integrated fridge and integrated freezer. A central island has stools making it an ideal place for dining and there is a tumble dryer and washing machine hidden behind units within the kitchen area.

To the far side of the room is a lounge area which has a quality sofa and occasional furniture, inset ceiling spotlights and there are two windows with secondary glazing.

BEDROOM ONE

13'7" x 10'11" (4.14m x 3.33m)

With radiator, bed and useful storage cupboard.

BEDROOM TWO

8'10" x 10'3" (2.69m x 3.12m)

With radiator, bed and wardrobes.

BATHROOM

5'10" x 6'9" (1.78m x 2.06m)

With low level WC, wash hand basin with storage cupboard beneath, bath with shower over the bath, glazed screen, heated towel rail, heated mirror.

SHOWER ROOM

With low level WC, wash hand basin with storage cupboard beneath, heated mirror and shower cubicle with glazed screen.

OUTSIDE

Outside the property benefits from all the facilities that Anson Court provides and there is one allocated car parking space available.

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.

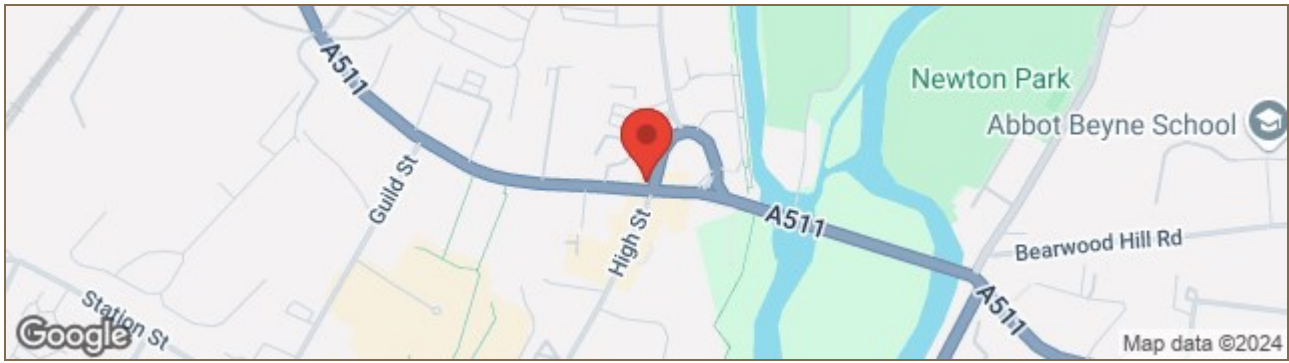
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

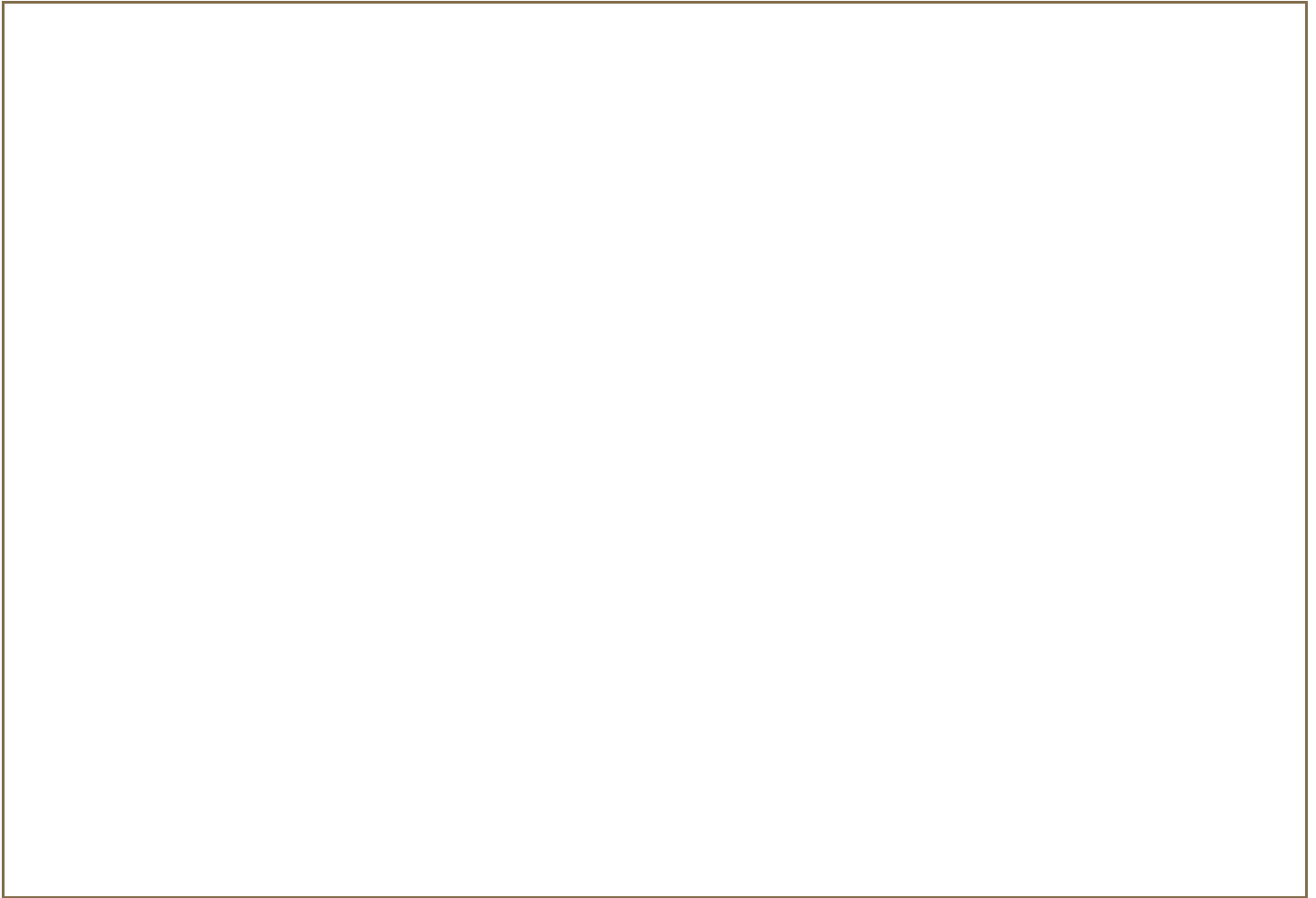
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



Road Map



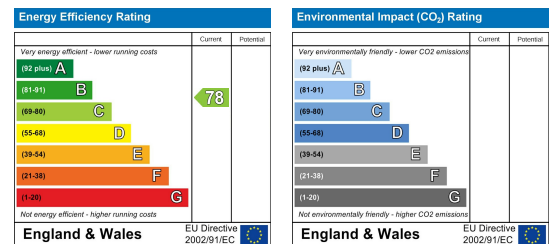
Floor Plan



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

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