

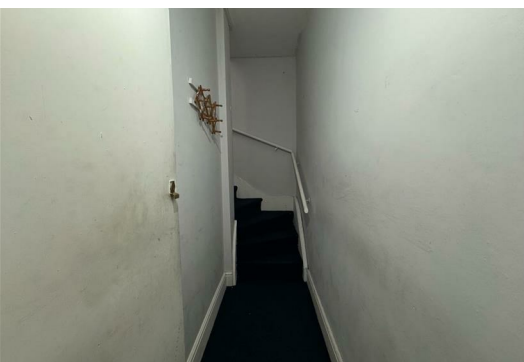


Flat D, 62 Wilson Street, Derby, DE1 1PL

£475 Per Calendar



An attractive, freshly decorated one bedroom apartment which is close to the city centre.



Situated in the heart of Derby, a short walk from the vibrant City Centre, this is a one bedroom top floor flat. Internally the accommodation briefly comprises: A communal entrance hall and on the first floor a private staircase leads to a small landing.

DINING ROOM

11'1" x 12'0" (3.38m x 3.66m)

With a range of work surfacing, preparation areas, wall and base cupboards, an integrated electric oven, gas hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a Velux style window and there is space for appliances, complimentary tiling, laminate floor, control for intercom, double radiator and access to a large storage cupboard with open shelving.

BEDROOM

6'5" x 5'4" (1.96m x 1.63m)

The room has a electric heater, under eaves storage, double radiator and airing cupboard.

BATHROOM

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, complimentary tiling, heated towel rail and radiator.

OUTSIDE

The property has permit parking to the front.

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

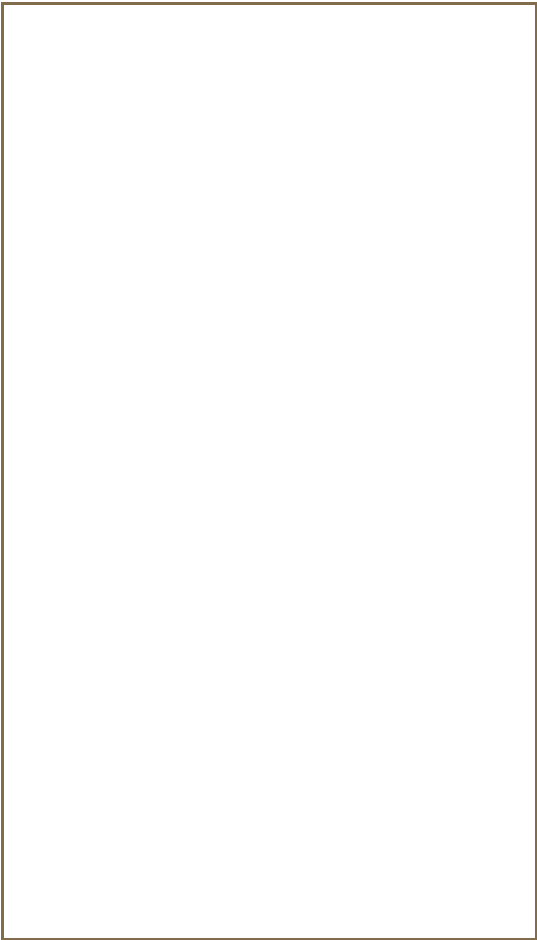
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

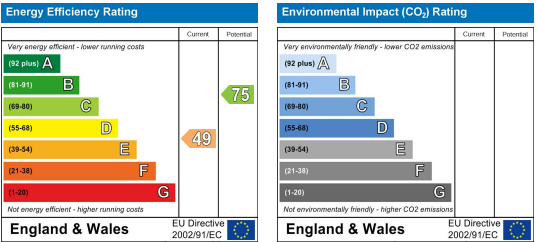
Area Map



Floor Plans



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 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