



Flat 40 Great Northern Point, Great Northern Road, Derby, Derbyshire, DE1 1LZ

£750 Per Calendar



Situated in an incredibly convenient location close to Derby City centre and major commuter links is this spacious ground floor apartment with allocated parking. The generously proportioned accommodation on offer benefits from double glazing and in brief comprises entrance hallway, with storage, open plan kitchen and living area, two double bedrooms, bathroom and allocated parking space.



ACCOMMODATION

A modern third floor apartment offering two double bedrooms, open plan living room kitchen and allocated parking, located in the city centre, The property benefits from electric heating and double glazing. City centre location with great access to the A38, A52 and Royal Derby hospital.

The apartment is located on the third floor and can be accessed via the secure staircase or the lift providing disabled access

HALLWAY

Storage heater, carpet flooring, built-in storage cupboard, airing cupboard and doors off to the living room, both bedrooms and bathroom.

LIVING ROOM

12'4 x 13' (3.76m x 3.96m)
Carpeted lounge with a storage heater, open plan access to the kitchen and double glazed uPVC French doors with romeo and juliet balcony and views of the city,

KITCHEN

Roll edge work surface, wall, base and breakfast bar units, stainless steel sink with mixer tap and drainer, integrated electric oven, integrated electric hob, over hob extractor, washing machine and fridge included in the let.

BEDROOM ONE

8'10 x 13'3 (2.69m x 4.04m)
Two Double glazed uPVC window, Electric heater, carpet flooring.

BEDROOM TWO

8'10 x 13'10 (2.69m x 4.22m)
Two Double glazed uPVC window. Electric heater, carpet flooring

BATHROOM

Double glazed uPVC window with opaque glass. Heated towel rail, part tiled walls. Low level WC, panelled bath, shower over bath, pedestal sink, extractor fan.

OUTSIDE

There is one allocated parking space located by the gateway to the apartment.

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.

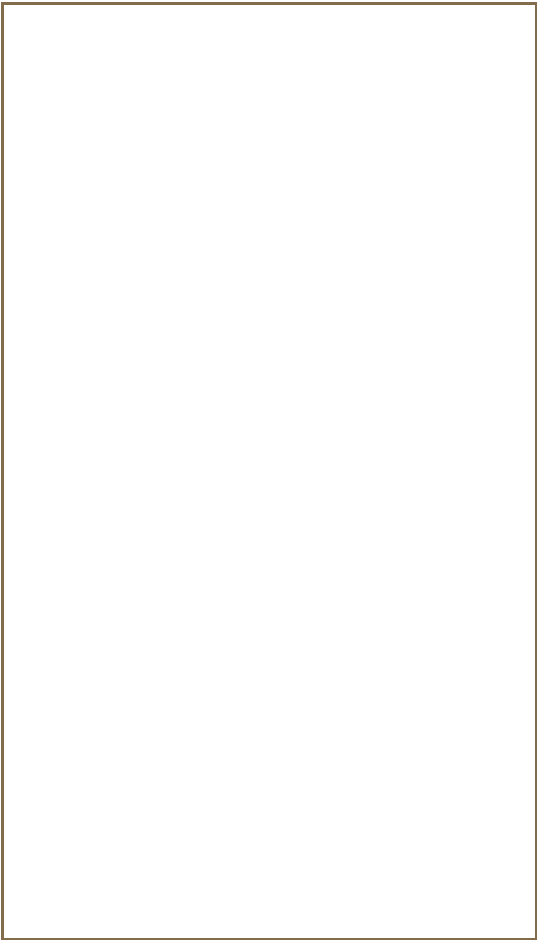
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

