



## Flat 4, Norfolk Gardens, Duffield Road, Derby, DE22 1AJ

**£560 Per Calendar**



A smartly presented one bedroom first floor flat with kitchen and separate lounge, several useful storage cupboards and enjoying a prime position close to Darley Park and with easy access to the city centre.

Internally, there is a communal hall and stairs, private entrance hallway with cupboards, fitted kitchen with oven, spacious lounge with pleasant front view, inner lobby with storage cupboard, double bedroom with built in wardrobe and bathroom with shower attachment.

Externally, there is a communal car park and pleasant surrounding gardens.

Norfolk Gardens is located a stones throw away from the beautiful Darley Park and village with convenience store and vibrant Mills area. Ease of access can be sought to the city centre for a comprehensive range of amenities and services.





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**ENTRANCE LOBBY**

Main front door entering a lobby area with built in cupboards

**KITCHEN**

8'3 x 6'2 (2.51m x 1.88m)

Having a range of fitted units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, additional built in pantry cupboard, electric cooker, upvc double glazed window and radiator.

**LOUNGE**

13'5 x 10'3 (4.09m x 3.12m)

Having a large upvc double glazed window to the front elevation overlooking the front gardens and car park, radiator.

**INNER LOBBY**

With useful store cupboards`

**BEDROOM**

11'2 x 10'1 (3.40m x 3.07m)

A spacious double bedroom having a rear facing upvc double glazed window, built in wardrobe also housing a combination boiler, radiator.

**BATHROOM**

9'1 x 4'11 (2.77m x 1.50m)

Fitted with a white three piece suite comprising a panelled bath with shower attachment, wash basin and WC, chrome towel radiator and upvc double glazed window

**OUTSIDE**

Communal car park and gardens

**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.

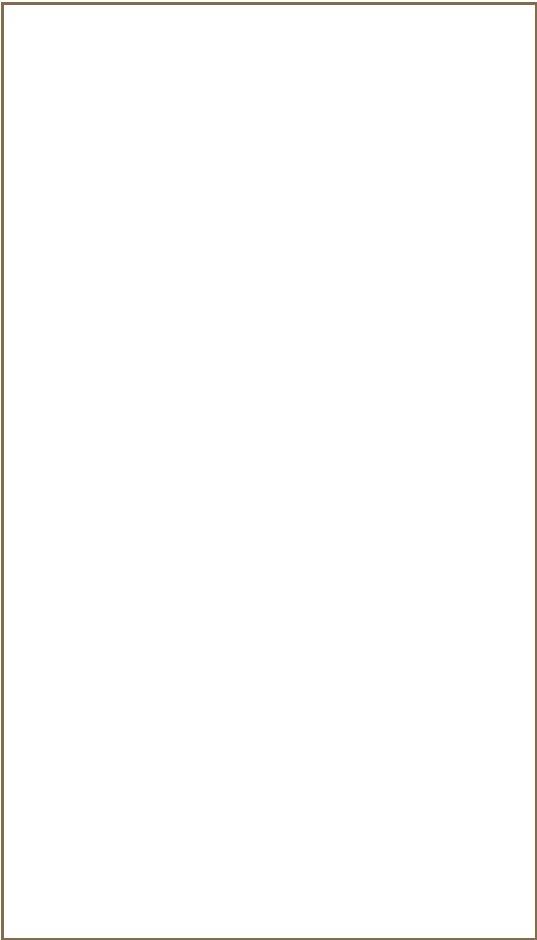
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

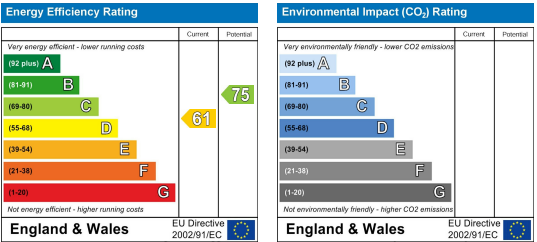
Area Map



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](http://www.boxallbrownandjones.co.uk)