



Flat 9, 20 Kedleston Road, Derby, DE22 1GU

£850 Per Calendar



A stunning brand newly refurbished and far larger than average, two double bedroom (one with en-suite WC) ground floor apartment featuring a modern bathroom and kitchen enjoying a secluded yet highly convenient position close to the city centre. Inclusive of water rates



The gas centrally heated and double glazed accommodation includes new carpeting and flooring throughout, attractive oak internal doors, new kitchen and bathroom and is ready for immediate occupancy.

In brief the beautifully presented accommodation comprises a large 'L' shaped hallway, an extremely spacious living room, dining kitchen, two double bedrooms, one with en-suite WC, and main bathroom.

There is a shared car parking area to the front of the development on a first come basis. One car parking space is available to use.

The city centre, University of Derby and local conveniences including a grocery store, post office, cafe and popular public houses are all within easy reach.

ACCOMMODATION

ENTRANCE HALLWAY

A large 'L' shaped hallway with attractive composite front door, a large built in storage cupboard, inset floor mat and radiator.

LOUNGE

22'4" x 12'5" (6.81m x 3.78m)

An extremely spacious living room with ample space for dining and lounge furniture, two side double glazed windows along with a sun tunnel providing additional natural light, media connections and two central heating radiators.

DINING KITCHEN

12'9" x 10'11" (3.89m x 3.33m)

Beautifully appointed with a brand new range of fitted units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven and hob with an extractor fan over, space for appliances, double glazed window, vinyl floor covering, inset LED spotlights and radiator.

BEDROOM ONE

12'8" x 11' (3.86m x 3.35m)

A spacious double bedroom with en-suite WC, double glazed window and radiator.

EN-SUITE WC

Fitted with a low level WC, wash basin sat on a vanity unit, attractive period style vinyl flooring, chrome towel radiator and extractor fan.

BEDROOM TWO

12'9" x 10'8" (3.89m x 3.25m)

A second spacious double bedroom with double glazed window and radiator.

BATHROOM

7'2" x 5'5" (2.18m x 1.65m)

Attractively appointed with a modern three piece bathroom suite comprising a panelled bath with a mains chrome shower over and tiled surround, wash basin sat on a vanity unit and low level WC with concealed cistern, vinyl flooring, sun tunnel, chrome towel radiator, extractor fan and inset LED spotlights.

OUTSIDE

Car parking area to front

PLEASE NOTE

At the time of commencing marketing the development is still on-going, some typical building noise is to be expected during the working hours of the week. This being the case the rent has been reduced for the initial 12 month period, thereafter rental payments will be £850 per calendar month inclusive of water rates

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

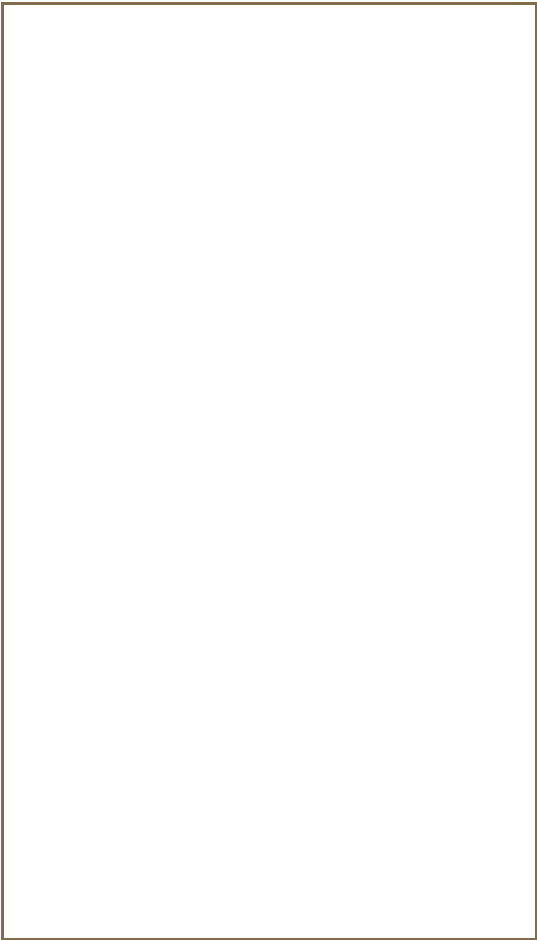
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

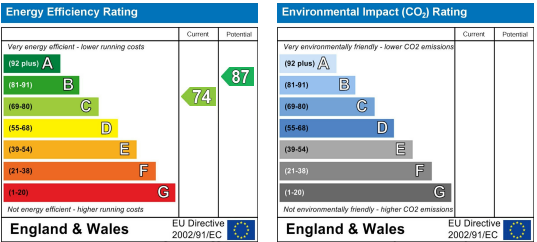
Area Map



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

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk