



## Flat A, 33 Hartington Street, Derby, DE23 8EB

**£520 Per Calendar**



Boxall Brown and Jones are proud to offer this top quality ground floor studio apartment to let.



ACCOMMODATION

Boxall Brown and Jones are proud to be advertising this superb studio apartment to let on a long term basis with a professional landlord.

The property is located close to local shops, amenities and within walking distance to the city centre and the INTU centre.

Part Furnished, this studio offers convenient living with the water bills included in the rent together with use of shared Internet and shared laundry space with washing machine.

COMMUNAL ENTRANCE

Secure coded main entrance into the hallway with Minton tiles and security lighting leading to the apartments.

This apartment is located on the ground floor (front).

LIVING AREA

15'04" x 15'07" (4.67 x 4.75)  
The apartment door opens into the main living space with laminate flooring and a range of newly fitted wall and base units, laminate work surface, stainless steel sink and drainer, fridge freezer and an integrated electric oven and hob.  
Natural light flows through the large double glazed window and there is plenty of space for a bed and other furniture.

STORAGE AREA

This useful area provides space for storage and allows access to;

SHOWER ROOM

Comprising of a fully fitted shower suite with low level WC, wash hand basin, shower cubicle with fitted shower and vinyl flooring.

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

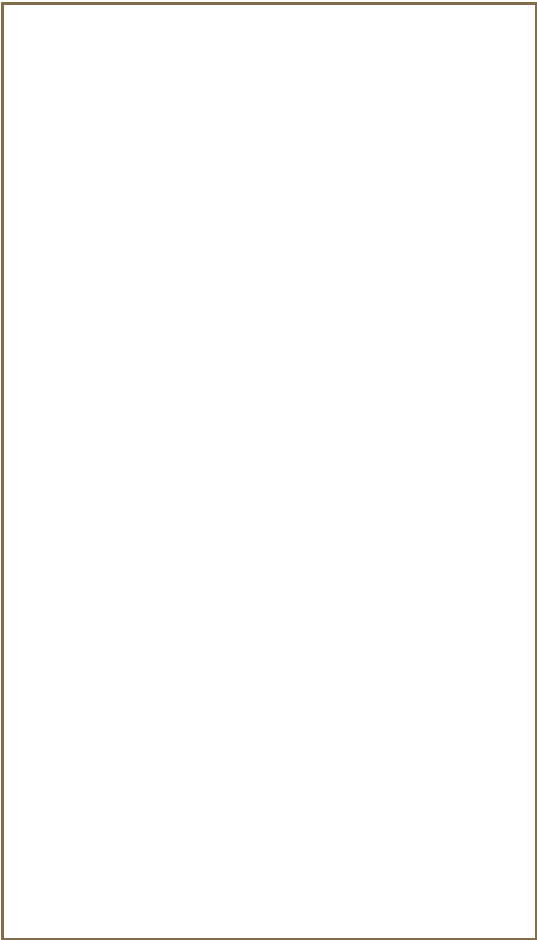
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

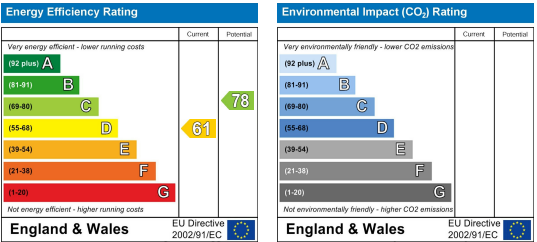
Area Map



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)