

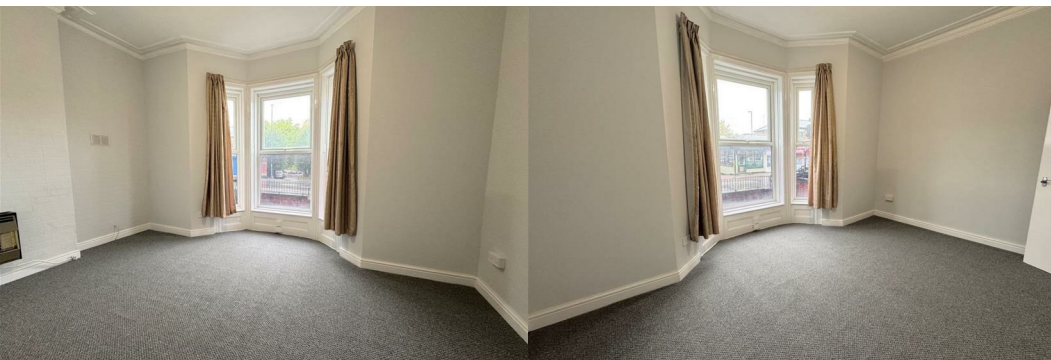


Flat 1, 203 Uttoxeter New Road, Derby, Derbyshire, DE22 3NP

£525 Per Calendar



A freshly refurbished one bedroom ground floor apartment located between the city centre and Royal hospital with residents car park.



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The freshly decorated and newly carpeted accommodation includes both gas central heating and UPVC double glazed windows comprises communal hallway, private lobby with access into a bathroom with shower over bath, separate WC and bay windowed lounge, fitted kitchen with oven and hob and a double bedroom with built in cupboard.

To the rear is a residents car parking area.

An ideal rental home for somebody working in the city centre or hospital.

ACCOMMODATION

PRIVATE ENTRANCE LOBBY

With coat hanging hooks, storage space, radiator and newly carpeted.

BATHROOM

5'6" x 4'5" (1.68m x 1.35m)

Appointed with a bath with a mains shower over, tiled walls and shower screen, wash hand basin, vinyl floor covering, extractor fan and heater.

SEPARATE WC

4'5" x 3'2" (1.35m x 0.97m)

Fitted with a low-level WC, vinyl floor covering and radiator.

LOUNGE

14'9" x 11'4" into the bay (4.50m x 3.45m into the bay)

A generous bay windowed lounge having three UPVC double glazed windows, newly carpeted, media connections and radiator.

KITCHEN

8'10" x 7'2" (2.69m x 2.18m)

Having a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, cooker with electric hob and extractor fan over, space for a washing machine and under counter fridge, UPVC double glazed window, radiator and wall mounted combination boiler providing domestic hot water and gas central heating. Access into:

BEDROOM

13'1" x 9'3" (3.99m x 2.82m)

A generous double bedroom being newly carpeted having a rear facing UPVC double glazed window, built-in cupboard and radiator.

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.

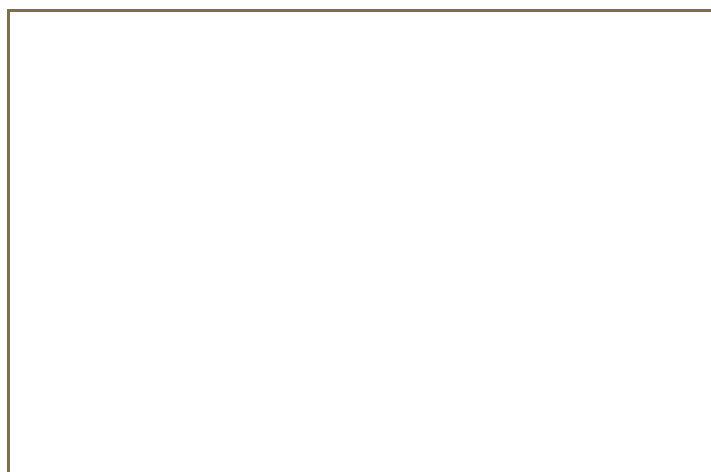
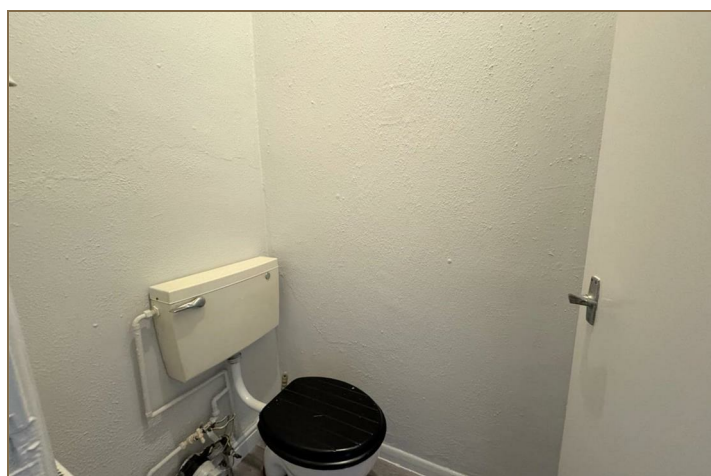
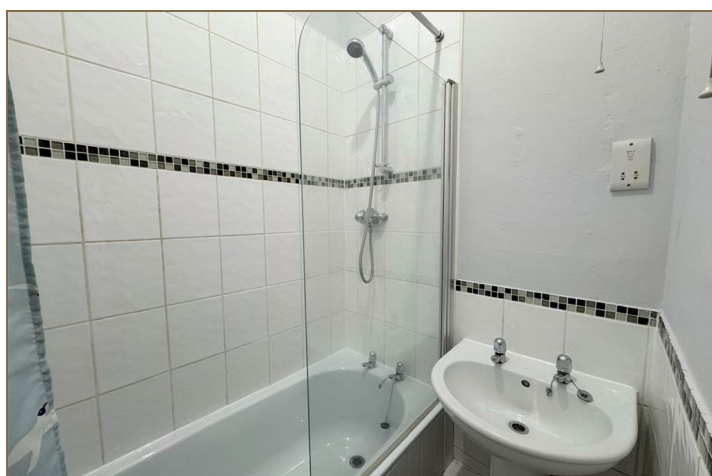
(2) These particulars do not constitute part or all of an offer or contract.

(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.



Road Map



Hybrid Map



Terrain Map



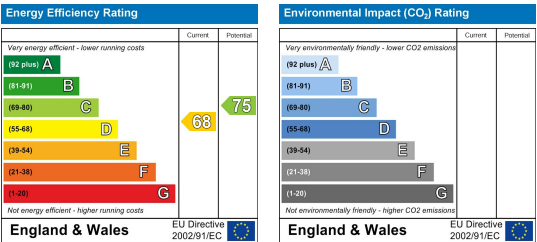
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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