



Flat 6, 167 Uttoxeter New Road, Derby, DE22 3NP

£625 Per Calendar Month



A neat and tidy one bedroom first floor flat with spacious living room and being conveniently located between the city centre and Derby Royal hospital.



The smartly presented flat with new carpets where specified and gas centrally heated accommodation comprises a shared entrance hallway and stairs to first floor, private entrance hallway with cupboard, large living room, double bedroom, fitted kitchen with gas cooker and bathroom with shower over bath.

The property is ideal for the professional single or couple offering ease of access into the city centre and Derby Royal hospital both on a frequent public transport service if required.

ACCOMMODATION

GROUND FLOOR

Communal entrance with stairs to first floor shared with just one other flat.

FIRST FLOOR

PRIVATE ENTRANCE

Shoe and coat storage area, newly carpeted, built in cupboard and radiator.

LIVING ROOM

15'5" x 13'11" (4.70m x 4.24m)

A large room with front facing UPVC double glazed window, newly carpeted, gas fire and radiator.

BEDROOM

12'9" x 9'8" (3.89m x 2.95m)

A double bedroom with rear facing UPVC double glazed window, newly carpeted and radiator.

KITCHEN

12'3" x 7'2" (3.73m x 2.18m)

Fitted with a good range of cupboards, laminate work surfaces and tiled splashback, stainless steel sink and drainer, gas cooker with hob, space for washing machine and fridge freezer, radiator and wall mounted combination boiler providing gas central heating.

BATHROOM

6'2" x 6'2" (1.88m x 1.88m)

Fitted with a white three piece suite comprising a bath with electric shower over, wash basin and WC, extractor fan and radiator.

OUTSIDE

Residents car parking area.

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

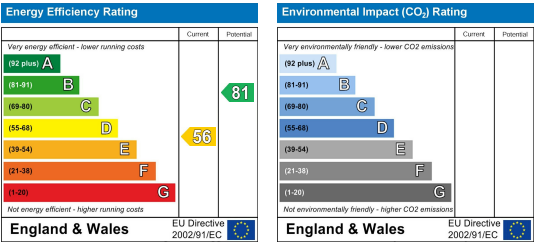
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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



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