



Alexandra Mill, 21 Great Northern Road, Derby, Derbyshire, DE1 1LW

£790 Per Calendar



An extremely well presented two bedroom second floor modern apartment with secure gated parking.



DIRECTIONS

From Derby city centre leave via Friar Gate, turning left onto Uttoxeter Old Road, eventually turning left onto Great Northern Road, where the apartment block will be found a short distance on the right. NOTE: Viewers should take note of the apartment number (21), as they will need to ring this number to alert of their arrival.

An extremely well presented two bedroom second floor modern apartment with communal hallway with stairs and lift, private entrance hallway with two large built-in cupboards, two bedrooms, white modern three piece bathroom suite, open plan lounge diner giving access to a well fitted kitchen. Externally, there is secure car parking behind remotely operated metal gates.

The property is located within walking distance of Derby city centre, and also provides direct access to the new Royal Derby Hospital, and surrounding road networks to include the new Derby ring road, A38, and A52. Viewing is recommended.

COMMUNAL HALLWAY

With stairs to all floors, and lift. Secure remote fob access.

PRIVATE ENTRANCE HALLWAY

With vinyl floor covering, electric panelled heater, deep built-in storage cupboard and additional airing cupboard.

BEDROOM ONE

14'1" x 9'9" (4.29m x 2.97m)

With UPVC double glazed window, electric panelled heater and telephone point.

BEDROOM TWO

10'9" x 7'6" (3.28m x 2.29m)

With UPVC double glazed window, electric panelled heater and telephone point.

BATHROOM

Fitted in white with three piece suite, comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, electric chrome towel rail, extractor fan and tiled splashback.

LOUNGE

14'1" x 11'5" (4.29m x 3.48m)

With a pair of UPVC double glazed doors opening onto a Juliet balcony, TV aerial point, telephone point, electric panelled heater and open plan access to:

KITCHEN

11'5" x 6'10" (3.48m x 2.08m)

Fitted with a range of modern wall and base units with matching cupboard and drawer fronts, laminate worktop and tiled splashback, space for electric cooker, space and plumbing for automatic washing machine, inset stainless steel sink and drainer, vinyl floor covering and space for a tall fridge freezer.

OUTSIDE

Secure allocated car parking space which is covered (space 6) set behind double metal gates with remote controlled access and bin storage.

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.

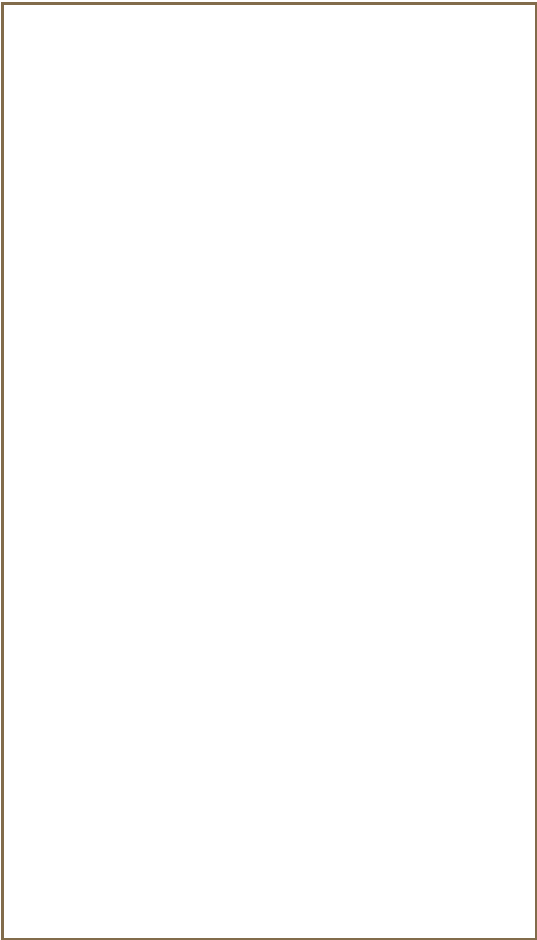
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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 terms, conditions and contents of the tenancy agreement and inventory provided before signing any documents.

These particulars and any inventory provided are for guidance only 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

Area Map



Floor Plans



Energy Efficiency Graph

