



## Flat 4, 20 Kedleston Road, Derby, DE22 1GU

**£795 Per Calendar**



A stunning brand new apartment development providing high quality accommodation with parking located on Kedleston Road close to the Five Lamps area and city centre.



Each apartment is beautifully appointed including quality fitted kitchens with integrated electric ovens and hobs, extractor fan and washing machine, double glazed windows with dressings (curtains or blinds), individual combination gas central heating boilers and quality bathrooms/shower rooms.

Each apartment comes with one car parking space, there is also a communal bike store.

Superbly located on the outskirts of the city centre, a short distance away from shopping conveniences, retail, nightlife and restaurants as well being close to the beautiful Darley and Markeaton Parks, A38 and A52 road networks for travel further afield.

A two bedroom first floor apartment with a quality open plan living dining kitchen, two generous bedrooms and shower room.

Entering the property from the side communal door and hallway with stairs to the first and second floors, the apartment is accessed from a shared lobby into a private formal hallway area with telephone intercom, coat hanging space and radiator. A useful cloaks cupboard provides practical storage solutions. The open plan living dining kitchen is fitted with a quality kitchen range having an electric oven and hob, extractor fan and washing machine with ample space remaining for dining and lounge furniture. The two generous bedrooms have plentiful space for all bedroom furniture, the shower room has a generous double shower cubicle with mains shower, wash basin and WC, extractor fan and chrome towel radiator.

ACCOMMODATION

HALLWAY

10'11" x 4'6" (3.33m x 1.37m)

LIVING DINING KITCHEN

14'5" x 13'4" (4.39m x 4.06m)

BEDROOM ONE

14'6" x 9'9" (4.42m x 2.97m)

BEDROOM TWO

10'10" x 9'3" (3.30m x 2.82m)

SHOWER ROOM

7'1" x 6'10" (2.16m x 2.08m)

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.

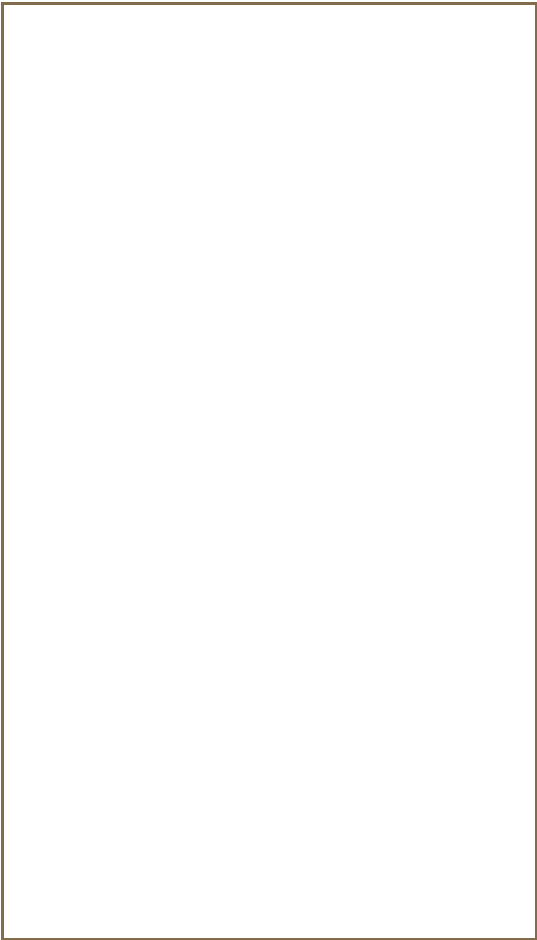
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

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)

Area Map



Floor Plans



Energy Efficiency Graph

