



## Flat 2, 203 Uttoxeter New Road, Derby, DE22 3NP

**£575 Per Calendar**



A one bedroom self-sufficient ground floor apartment enjoying a highly convenient position between the Royal hospital and city centre.



Incorporating both UPVC double glazed windows and gas central heating the apartment is offered on an unfurnished basis and briefly comprises, lounge, inner hallway, kitchen with cooking appliances and washing machine, bathroom with shower over bath and bedroom.

The property is located in the 'Rowditch' area of Uttoxeter Road close to the Royal hospital and city centre both connected by a frequent public transport service. There is a nearby convenience store, café and public house.

#### COMMUNAL ENTRANCE

Main front door, access to apartment front door.

#### PRIVATE ACCOMMODATION

Entering the property into:

#### LOUNGE

12'5" x 10'9" (3.78m x 3.28m)

A generous lounge area with gas fire and central heating radiator, side UPVC double glazed window, media connections and wood effect vinyl flooring.

#### INNER HALLWAY

Leading to Kitchen, Bathroom and Bedroom with radiator.

#### KITCHEN

7'4" x 6'8" (2.24m x 2.03m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, gas hob, extractor fan, washing machine, UPVC double glazed window, radiator and wall mounted combination boiler.

#### BEDROOM ONE

12'2" x 11'6" (3.71m x 3.51m)

A double bedroom with laminate flooring, two UPVC double glazed windows, radiator.

#### BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

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

#### 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.

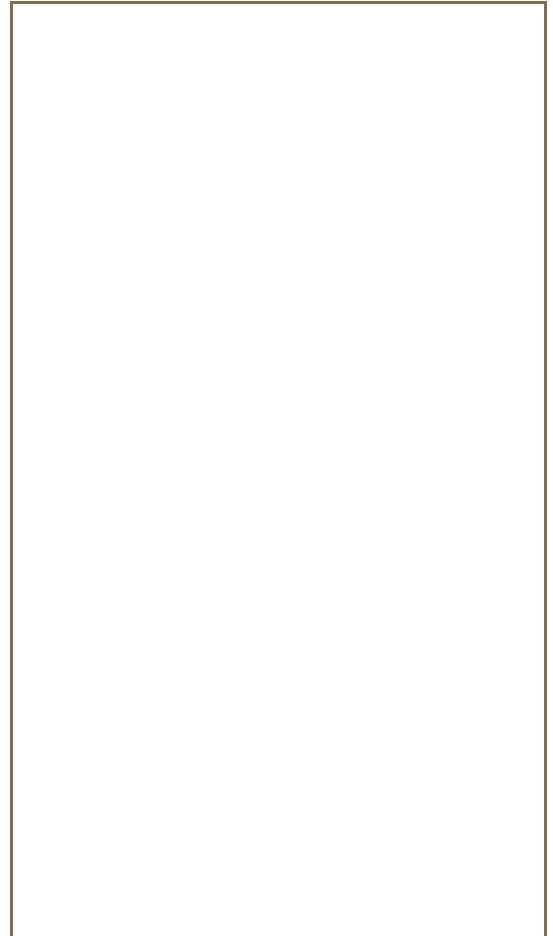
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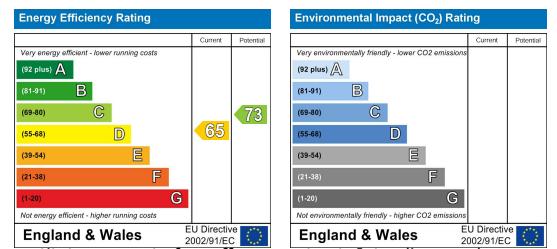
## Area Map



## Floor Plans



## Energy Efficiency Graph



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