

# MELBOURNE

## Sales & Lets



### Glover Road, Derby, DE74 2GL

#### £850 Per Month

A well-presented two-bedroom flat located in the sought-after town of Castle Donington, offering modern living in a convenient location close to local shops, cafes, and transport links.

The property features a bright and spacious open-plan kitchen and lounge area, ideal for relaxing or entertaining. The kitchen comes fitted with modern units and integrated appliances. There are two good-sized bedrooms and a contemporary bathroom with a clean, stylish finish.

Further benefits include allocated parking, double glazing, and electric heating throughout, there is also ample storage throughout.



LETTING ADVERT FOOTER

EPC Grade: D

Council Tax: Your property is in Council Tax Band: B

Please note that a guarantor may be required in some circumstances.

Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £196.15

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £ 980.76

First month's rent £ 850.00

Less holding deposit £ 196.15

Total payable £1634.61

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

