

# STUART SMITH (DERBY) LTD

49/50 Queen Street, Derby, DE1 3OE

Tel: 01332 340 461



## 57 Kedleston Court, Norbury Close, Allestree Derby



### **Description:**

This spacious one bedroomed flat is ideally situated in the Park farm area of Allestree.

The flat is part furnished and is ideal for mature Derby University students, tenants looking to gain easy access to the A38 link Road, and tenants wanting easy bus routes into Derby City Centre.

The property consists of a spacious lounge with access onto a shared balcony, a modern kitchen with a range of wall and base units. A good sized double bedroom with integrated wardrobes included.

The bathroom has full suite facilities to include shower over the bath.

This property benefits from being south facing, allowing in natural light. **DISCLAIMER PLEASE NOTE: All properties are let as seen, all other information provided in this listing is given in good faith. The text, photographs and plans are for guidance only and are not necessarily comprehensive. These particulars do not constitute part or all of an offer or contract. All properties are available for six months initially.**

Applicants must be pass affordability and referencing criteria. The Landlord reserves the right to request a guarantor upon application.

In line with the requirements outlined within Schedule 1, Tenant Fees Act 2019 you are required to pay a refundable holding deposit equivalent to one week's rent to reserve a property upon signature of the 'prior agreement to lease'.

Applications are subject to provision of all information required, and employer/Landlord references/full credit check. You are not guaranteed the property until the application process is complete & all parties agree to the terms & conditions of the Tenancy.

The holding deposit of the equivalent to one week's rent 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.

A copy of the Holding Deposits form to include T&C's can be requested or is available on our website:

[https://www.stuartsmith.co.uk/index.php?option=com\\_content&view=article&id=25&Itemid=169](https://www.stuartsmith.co.uk/index.php?option=com_content&view=article&id=25&Itemid=169)

Holding deposit forms containing full details will be required to be 'signed for' upon application.

Deposits, which are to be registered with the Deposit Protection Service are the equivalent of 5 weeks rent and are required to be paid in addition to the first months/ first months apportioned rental at commencement of tenancy.

All monthly rents are exclusive of bills to inc. utilities, unless otherwise stated.

As a company we are members of The Property Ombudsman D11959 and The Guild of Letting and Management CA359 and must adhere to their Codes of Practice.

Client monies are protected by Markel (UK) Ltd, policy number is A31101/0818

In light of GDPR, please visit [www.stuartsmith.co.uk](http://www.stuartsmith.co.uk) <http://www.stuartsmith.co.uk> for our latest privacy policy.

**Rent: £ 685.00 PCM by standing Order**

**Deposit:**

**0% deposits may be available at landlords' discretion, please ask**

**In line with the requirements outlined within Schedule 1, Tenant Fees Act 2019 you are required to pay a refundable holding deposit equivalent to one week's rent in order to reserve a property.**

**Terms/Conditions: This property is available for six months initially, Employer references and a full credit check are required, this property is let as seen.**

