Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

33 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

£750 Per Calendar

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?A spacious ground floor studio apartment with integrated kitchen appliances, partly furnished and with modern shower room.

The spacious accommodation positioned to the rear of the development comprises an open plan living dining kitchen with integrated washing machine, fridge, electric oven and hob, sofa, dining table and TV stand, a spacious bedroom area has a double bed, wardrobes, bedside cabinets and chest of drawers, finally a modern shower room.

Externally there is a secure, code accessed gate and communal entrance door.

Ease of access can be sought into the city centre with numerous retail and leisure outlets. The nearby inner ring road leads to other parts of the city including Pride Park, Raynesway, Ascot Drive, A38 and A52 road networks.

A quality studio apartment and location.

ACCOMMODATION

GROUND FLOOR
Entering the property into:

OPEN PLAN LIVING DINING KITCHEN
18' x 13' (5.49m x 3.96m)
Appointed with a range of kitchen units, worktop food preparation areas, stainless steel sink and drainer, integrated fridge, electric oven and hob with extractor fan, washing machine.

The room is furnished with a dining table and two chairs, sofa, coffee table and TV stand.

A large arch-topped double glazed window allow for plentiful natural light with roller blind, radiator.

BEDROOM AREA
12' x 10' (3.66m x 3.05m)
A semi-separate spacious bedroom area furnished with a double bed and mattress, wardrobe, chest of drawers and matching bedside cabinets, arch-topped double glazed window with roller blind, radiator.

SHOWER ROOM
8' x 5' (2.44m x 1.52m)
Double width shower enclosure with mains chrome shower, wash basin sat on a vanity unit, low level WC, vinyl flooring, half tiled walls, extractor fan, inset ceiling spotlights.

Kings Crescent Utilities
The Kings Crescent development uses a 'Communal Heat Network' to provide gas central heating to each dwelling. A third party provider, Ginger Energy, offer a comprehensive recharging service to each individual tenant. Within each dwelling there is a Heat Interface Unit (HIU), which is sometimes known as a heat box. The HIU enables each Resident to control the time of usage and the temperature required. It also measures individual consumption, so that billing can be produced. Due to the set up of this system, Ginger are the only provider available.

The choice of Electricity provider is available to each resident.

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

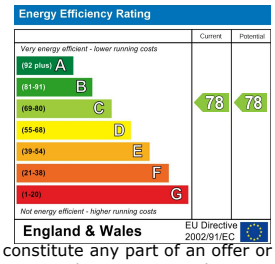
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

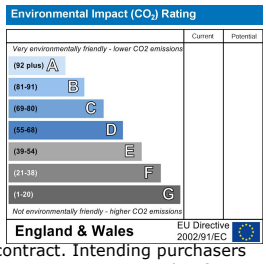
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

Area Map

Floor Plans

Energy Efficiency Graph





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.
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