

MELBOURNE

Sales & Lets



Derby Road, Derby, DE73 8FE

£1,050

A charming and well-presented one-bedroom home located within the sought-after Church Mews development in the heart of Melbourne. Offering comfortable, low-maintenance living, this property is ideal for a single professional or couple seeking a home in a prime village location.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, spacious double bedroom, a modern shower room and an attic room to the top floor.

Externally, the property benefits from an enclosed rear garden, enjoying a sunny aspect and providing a private outdoor space perfect for relaxing and enjoying the warmer months.

Ideally situated within walking distance of Melbourne's excellent range of shops, cafes, pubs, and local amenities, with convenient access to nearby transport links.



LETTINGS 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 £242.31

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 £1211.55

First month's rent £1050.00

Less holding deposit £ 242.31

Total payable £2019.24

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. 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.

