

# MELBOURNE

## Sales & Lets



## 35-36 Market Place, Melbourne, Derbyshire DE73 8DS

### £1,050 PCM

A beautifully refurbished first-floor apartment finished to an exceptional standard, perfectly positioned in the very heart of Melbourne above the Melbourne Sales & Lettings office.

This stylish home offers two generous double bedrooms, each benefiting from its own modern en-suite, providing privacy and comfort ideal for professionals or sharers. The bright open-plan living and kitchen area has been thoughtfully designed to maximise space and natural light, creating a contemporary and welcoming environment for relaxing or entertaining.

Offered unfurnished, the apartment provides a blank canvas for tenants to make it their own while enjoying high-quality finishes throughout.

With shops, cafés, amenities and transport links right on the doorstep, this is a rare opportunity to secure a high-specification apartment in one of Melbourne's most sought-after locations.

Early viewing is highly recommended.



## Lettings Advert Footer

EPC Grade: C

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

