



54 Riverside, Stuart Street, Derby, DE1 2EB

£695 Per Calendar



A neat and tidy one bedroom city centre apartment with balcony and car park.



The first floor apartment comes part-furnished and comprises, hallway, utility cupboard with washing machine, open plan living dining kitchen with oven, hob and fridge freezer, balcony, double bedroom with bed and wardrobe and bathroom with shower over bath.

The property is located on Stuart Street close to the Market place and just across the river from the Derby Museum of Making, part of the Silk Mill.

An impressive city centre apartment.

ACCOMMODATION

ENTRANCE HALLWAY

Main front door, access to all rooms, airing cupboard and telephone intercom.

UTILITY CUPBOARD

With washing machine and storage space.

LIVING DINING KITCHEN

LIVING AREA

14'4" x 11'10" (4.37m x 3.61m)

A spacious room with dining table and chairs, bookcase and TV stand, electric heater, media connections and door to balcony.

KITCHEN

10'10" x 5'5" (3.30m x 1.65m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob, extractor fan, fridge freezer, kettle, toaster and microwave.

BEDROOM

12'10" x 9'3" (3.91m x 2.82m)

A spacious double bedroom with double bed and mattress, wardrobe, desk and side table, electric heater and window.

BATHROOM

8'1" x 6'5" (2.46m x 1.96m)

Appointed with a panelled bath with mains chrome shower over, wash basin and WC, tiled shelf and floor, chrome towel radiator and extractor fan.

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.

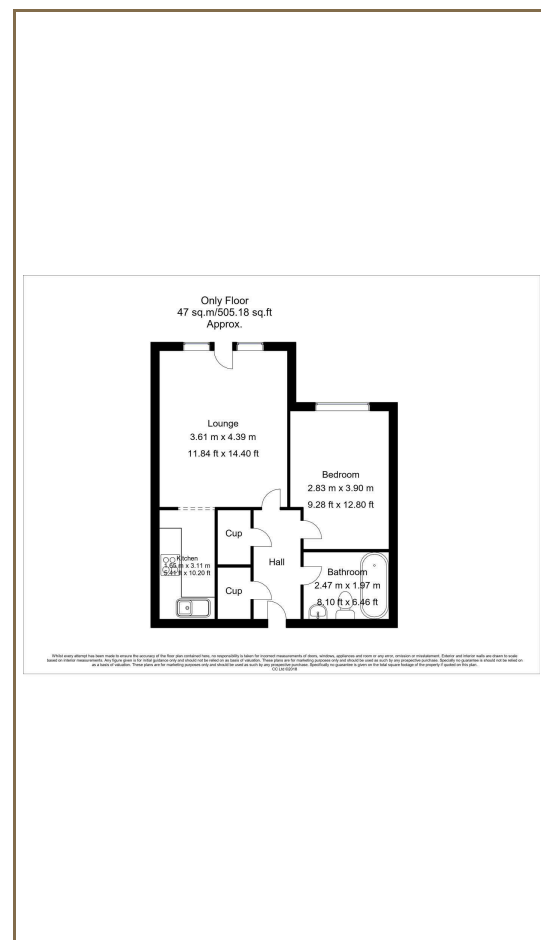
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

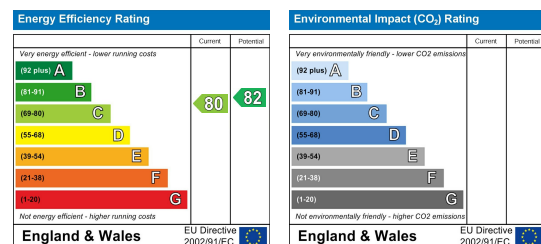
Area Map



Floor Plans



Energy Efficiency Graph



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