

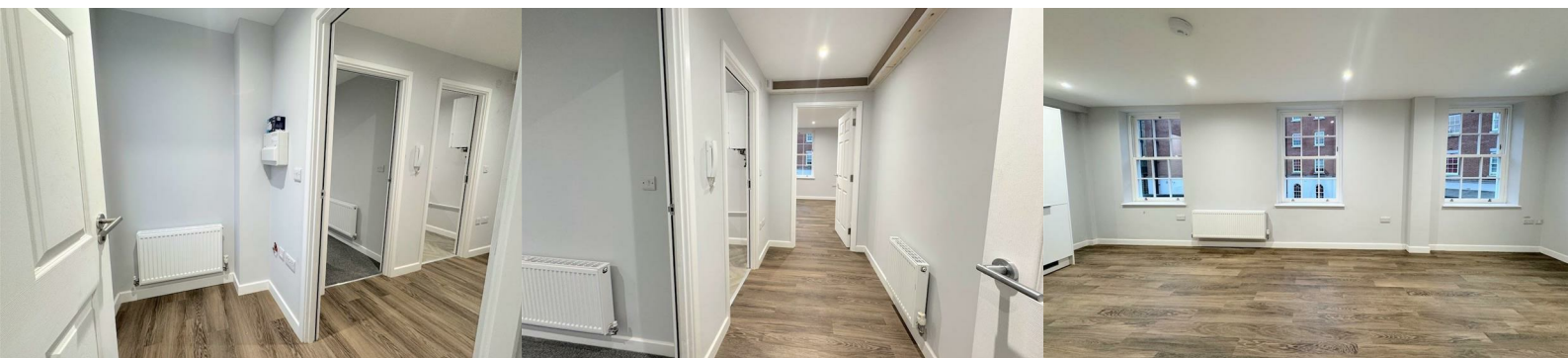


Flat A, 22 Edward Street, Derby, DE1 3BR

£825 Per Calendar



A superb brand new one bedroom first floor apartment with a large living dining kitchen offering an excellent location with swift access into the city centre.



This 'Five Lamps' located property offers efficient gas central heating, sash window double glazing and comprises, entrance lobby, inner hallway, double bedroom, separate bathroom with shower over bath and a large open plan living dining kitchen with all integrated appliances.

Car parking is available on local streets requiring a residents permit available from Derby City Council.

ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

With stairs to the first and second floor.

FIRST FLOOR

ENTRY LOBBY

Main front door, double glazed sash window, Karndean-style flooring, radiator, door into:

INNER HALLWAY

Telephone intercom, Karndean-style flooring, radiator.

BEDROOM

A double bedroom with front facing double glazed sash window, radiator.

BATHROOM

Appointed with a white three-piece suite comprising a panelled bath with a shower screen and shower attachment, tiled walls, wash hand basin with a tiled splashback, WC, vinyl floor covering, extractor fan, inset ceiling spotlights, wall mounted combination boiler providing domestic hot water and gas central heating, radiator.

OPEN PLAN LIVING ROOM

A light and spacious open plan room having Kardean-style flooring throughout, three rear facing double glazed sash windows, inset ceiling spotlights and two radiators.

The kitchen is appointed with a range of fitted wall and base units with two tone cupboard and drawer fronts, stone effect laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, induction hob and matching splashback, integrated fridge, freezer and washing machine.

Plentiful space for living and dining furniture.

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.

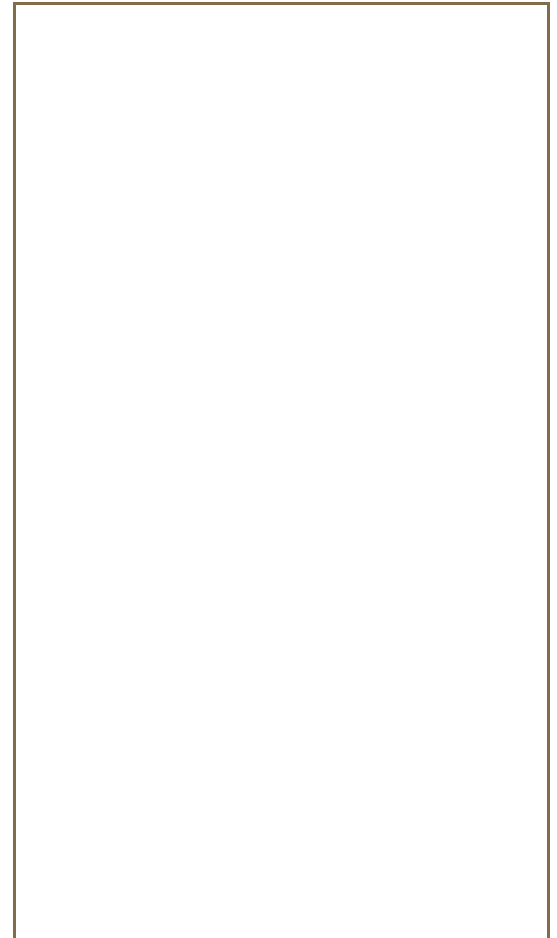
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

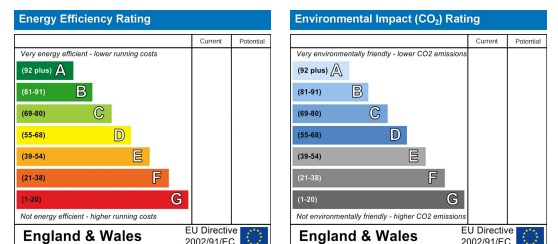
Area Map



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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk