



Plot 10 Darwin House, Sylvester Close, Derby, DE1 2BG

£1,095 Per Calendar



Enjoying a wonderful city centre location in this delightful development is this highly efficient two bedroom - two bathroom ground floor apartment with allocated car parking space.



The Nightingale Quarter development provides pleasant walks, park, café and restaurant with direct access into the city centre, Derbion shopping centre and is also close to the Derby Train Station.

A quality and highly efficient apartment.

ACCOMMODATION

GROUND FLOOR

LOBBY

With quality vinyl flooring, shoe storage space, airing cupboard.

OPEN PLAN LIVING DINING KITCHEN

LIVING DINING AREA

14'11" x 10'10" (4.55m x 3.30m)

With ample space for living and dining furniture, large front facing double glazed window, quality vinyl flooring throughout, media connections, electric heater.

KITCHEN AREA

10'2" x 7'1" (3.10m x 2.16m)

Appointed with a good range of fitted kitchen cupboards and drawers with matching fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, hob and extractor fan, integrated microwave and space for a tall fridge freezer, inset ceiling spotlights.

BEDROOM ONE

11'10" x 9'3" (3.61m x 2.82m)

Having a tall double glazed window to the front elevation with a pleasant aspect, fitted wardrobe, electric heater.

EN-SUITE

7'1" x 5'6" (2.16m x 1.68m)

Appointed with a modern fitted bathroom suite comprising a panelled bath with shower over and screen, wash basin sat on a vanity unit, low level WC, tiling to splash areas, vinyl flooring, extractor fan, inset spotlights and chrome towel heater.

BEDROOM TWO

11'11" x 9'1" (3.63m x 2.77m)

With en-suite access into the bathroom, tall double glazed window with pleasant aspect, fitted wardrobe, electric heater.

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

Appointed with a modern fitted bathroom suite comprising a panelled bath with shower over and screen, wash basin sat on a vanity unit, low level WC, tiling to splash areas, vinyl flooring, extractor fan, inset spotlights and chrome towel heater.

OUTSIDE

Allocated car parking space.

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.

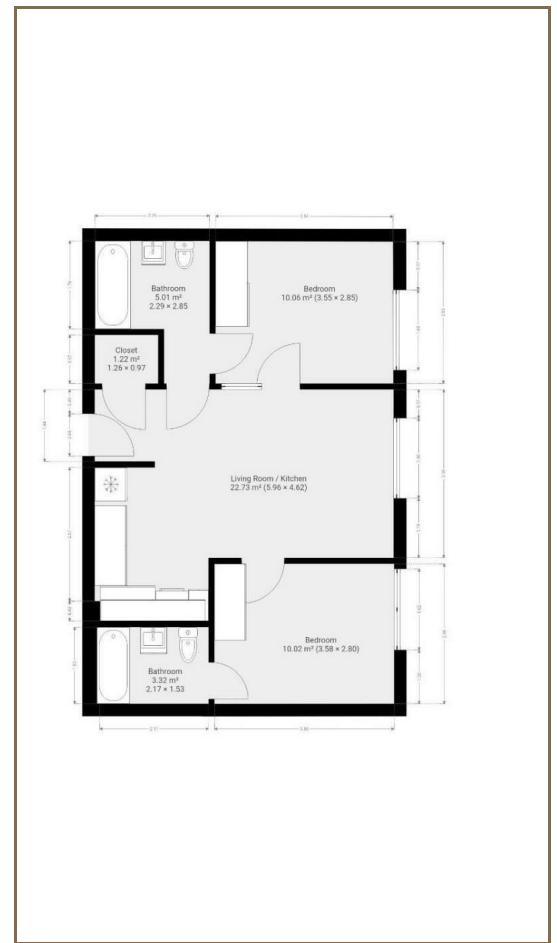
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

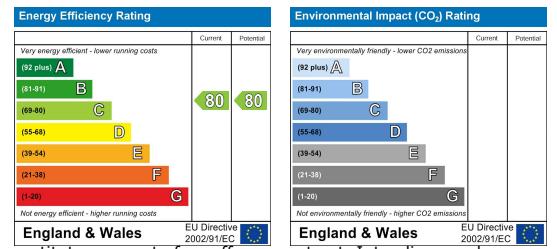
Area Map



Floor Plans



Energy Efficiency Graph



Intending purchasers should not rely on these graphs as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk