



## 103a Markeaton Street, Derby, DE1 1DX

**£795 Per Calendar**



Situated in the heart of Derby, within the exclusive Markeaton Court development, this is a recently constructed one bedroom house which has been completed to the highest standard. Suited to the professional tenant, this is a low maintenance and economic home to rent.



### DIRECTIONS

Leave Derby City Centre along Kedleston Road and turn left onto Cowley Street, continue straight on to Mackworth Road, passing the Markeaton recreation ground and turn left onto Markeaton Street. Markeaton Court is on the right hand side where the property is clearly identified by our "to let" board.

Situated in the heart of Derby, within the exclusive Markeaton Court development, this is a newly constructed one bedroom house which has been completed to the highest standard.

Markeaton Court is an exclusive development of eight individual properties which were completed in 2015 and finished to the highest specification. Each of the properties benefits from the very latest construction techniques and include double glazing, gas central heating with brand new boiler, new kitchen, bathroom and stylish decoration. Each property is further complimented by new carpets and one allocated car parking space

Markeaton Court is a short walk from the vibrant City Centre of Derby with its wealth of shops, restaurants and the Intu shopping centre. The property is within a short walk of Markeaton Park, Darley Park, Derby University and the Royal School for the Deaf and is brilliantly situated for ease of access to the ring road and A38.

Properties of this calibre, within easy reach of the City Centre rarely come available to let and we would recommend viewing at the earliest opportunity.

### OPEN PLAN LIVING/KITCHEN

11'3" x 20'4" (3.43m x 6.20m)

This large and versatile space has a double glazed window to the front elevation, two radiators, useful under stairs storage cupboard, staircase leading to the first floor and an area set aside as a kitchen. The kitchen space has an integrated electric oven, gas hob and shaped extractor over. The kitchen benefits from a stainless steel sink unit with drainer beneath a double glazed window to the rear and there is space for washing machine, space for a freestanding fridge / freezer and enclosed boiler providing domestic hot water and central heating. This room has a useful understairs storage cupboard and:

### GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and radiator.

### TO THE FIRST FLOOR

### MASTER BEDROOM

14'1" x 20'7" ( narrowing to 37'1" ) (4.29m x 6.27m ( narrowing to 11.30m ))  
(Restricted head room in places)

Two double glazed windows overlooking the front elevation and radiator

### ENSUITE BATHROOM

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

Low level WC, pedestal wash hand basin and bath, shower over the bath, complimentary tiling, inset ceiling spotlights, Velux style window, heated towel rail, electric shaver point.

### OUTSIDE

The property benefits from managed communal areas and there is one 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

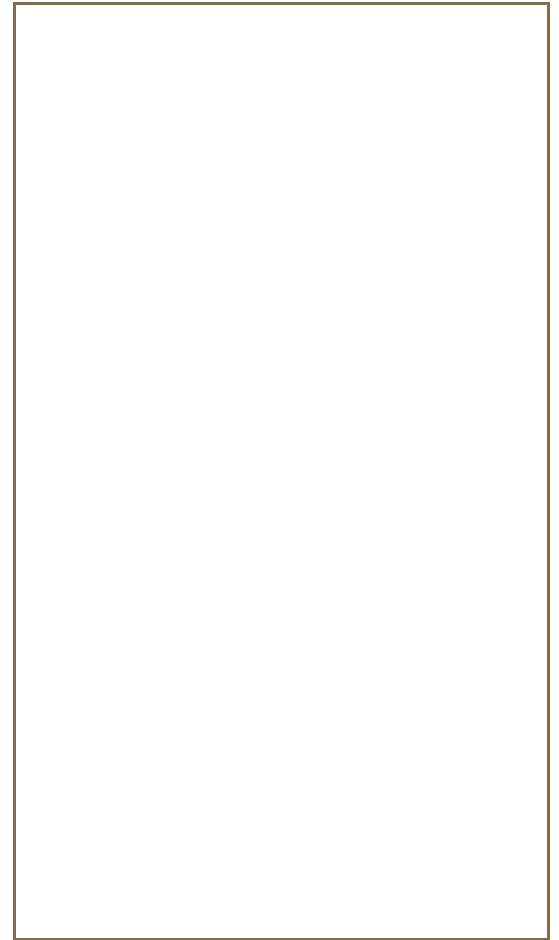
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

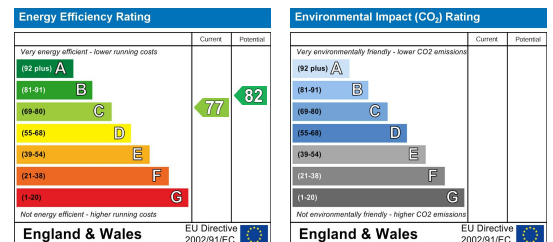
## Area Map



## 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.

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