

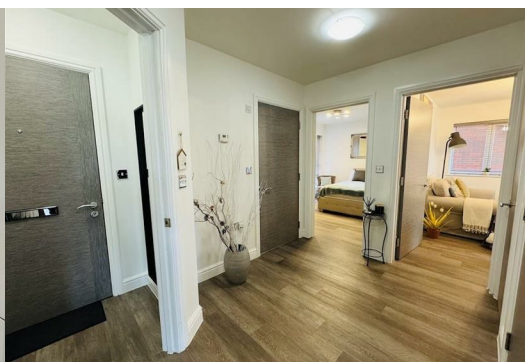


## Weavers Point, Apt 18 Lodge Lane, Derby, DE1 3HE

**£1,100 Per Calendar**



A superior two double bedroom, two bathroom second floor apartment in this quality city centre development with secure allocated car parking space.



The spacious and beautifully presented accommodation includes gas central heating and comprises, entrance lobby, spacious hallway with utility cupboard housing a washing machine and tumble dryer, large open plan living dining room leading into a modern fitted kitchen, there is a principal bedroom with built-in wardrobes and en-suite, second double bedroom and bathroom with shower over bath.

Externally there is a secure car parking area with an allocated space and nicely maintained gardens. The city centre being easily reachable providing a comprehensive range of grocery, retail and leisure outlets.

**ACCOMMODATION**

**LOBBY**

Main front door, radiator.

**HALLWAY**

11'5" x 7'3" (3.48m x 2.21m)

Very spacious giving access to all principle rooms, telephone intercom, radiator.

**UTILITY CUPBOARD**

Housing a washing machine and tumble dryer with storage area.

**LIVING ROOM**

17'8" x 11'9" (5.38m x 3.58m)

A very pleasant room with feature corner window and additional side window, media connections, sofas, dining table, TV cabinet, coffee table, radiator, open plan access into:

**KITCHEN**

9'8" x 7'5" (2.95m x 2.26m)

Stylishly appointed and fitted with a good range of store cupboards, work surfaces and matching splashbacks, electric oven, gas hob and extractor fan over, integrated fridge freezer, dishwasher and a concealed combination boiler.

**BEDROOM ONE**

11'11" x 10'11" + entry (3.63m x 3.07m + entry)

A comfortable double bedroom with front facing UPVC double glazed window, built in wardrobes, radiator. Double bed and mattress with bedside cabinets.

**EN-SUITE**

Beautifully appointed with a double width shower, wash basin and WC, extractor fan, chrome towel radiator and a tiled floor.

**BEDROOM TWO**

11'9" x 9'8" (3.58m x 2.95m)

A second spacious double bedroom with UPVC double glazed window, radiator. Double bed and mattress with bedside cabinets, wardrobe.

**BATHROOM**

A second beautifully appointed bathroom with white three piece suite, shower over bath, wash basin and WC, extractor fan, chrome towel radiator and tiled floor.

**OUTSIDE**

Smartly landscaped communal garden areas, allocated car parking space set behind secure gates.

**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

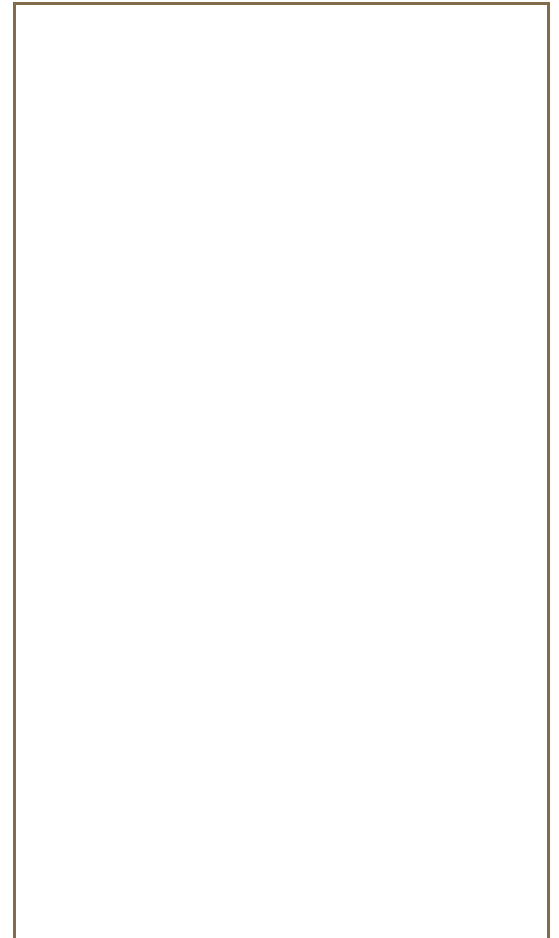
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

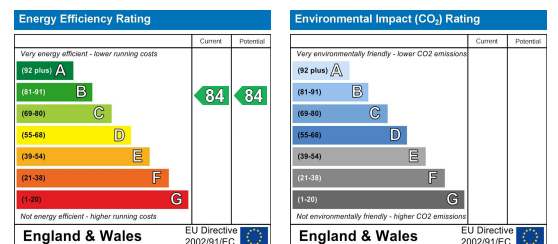
**Area Map**



**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 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](http://www.boxallbrownandjones.co.uk)