



Flat E, 33 Hartington Street, Derby, DE23 8EB

£570 Per Calendar



Boxall Brown and Jones are proud to offer this top quality second floor apartment to let. Viewings available 7 days per week - MUST VIEW to appreciate the quality of the accommodation ** NO PETS **



ACCOMMODATION

Boxall Brown and Jones are proud to be advertising this superb one bedroom apartment to let on a long term basis with a professional landlord.

The property is located close to local shops, amenities and within walking distance to the city centre and the Derbion Shopping centre.

Part Furnished, this studio offers convenient living with the water bills included in the rent together with use of shared Internet and shared laundry space with washing machine.

COMMUNAL ENTRANCE

Secure coded main entrance into the hallway with Minton tiles and security lighting leading to the apartments.

This apartment is located on the second floor (front).

HALLWAY

The apartment door opens into a hallway with laminate flooring, intercom and door to the living area and bedroom

LIVING AREA

14'08" x 12'00" (4.47 x 3.66)

The main living space has laminate flooring and a range of newly fitted wall and base units, laminate work surface, stainless steel sink and drainer, fridge freezer and an integrated electric oven, hob and extractor.

Natural light flows through the large double glazed window and there is plenty of space for the sofa supplied and any further furnishings the tenant may wish to have.

BEDROOM

The spacious double bedroom has a Wooden double glazed window, electric heater, fitted wardrobes and laminate flooring.

SHOWER ROOM

Fully tiled and comprising of a fully fitted shower suite with low level WC, wash hand basin, shower cubicle with fitted shower, heated towel rail and vinyl flooring.

PLEASE NOTE

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

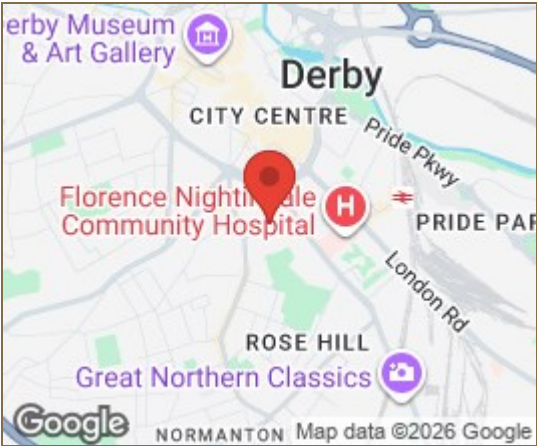
Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

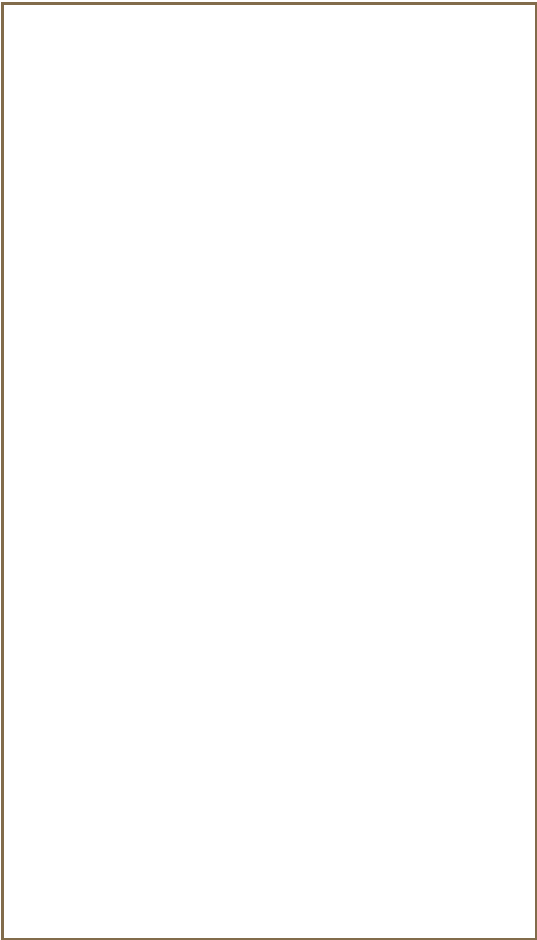
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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

