



## 15 Tudor Court, Draycott, Derby, DE72 3YQ

**£900 Per Month**



Positioned amongst beautifully managed grounds, Tudor Court is a unique development enjoying a semi-rural position yet close to local amenities in Draycott, Borrowash and Spondon including the A52. Offered to rent is this immaculately presented two bedroom, two bathroom, ground floor apartment with large open plan living kitchen, allocated and visitor parking.



The property is located to the ground floor with a pleasant front aspect and is electrically heated with UPVC double glazed windows, the spacious accommodation comprising, entrance hallway with store cupboards, large open plan living kitchen, principal bedroom with fitted wardrobes and ensuite, second bedroom and bathroom.

Externally there are beautifully maintained grounds mainly laid to lawn with mature surrounding trees.

Close by are many local shopping and service amenities and facilities found in Draycott, Borrowash and Spondon, all just a short drive away. The A52 is also conveniently placed for ease of access to Derby and Nottingham.

A superb quality property and setting.

**ACCOMODATION**

Securely entering the apartment building into communal area. Ground floor access into:

**ENTRANCE HALLWAY**

15'8" x 4'1" (approx) (4.80m x 1.27m (approx))

A welcoming entrance hallway with video call entry system, two fitted cupboards, one housing the hot water cylinder, electric heater and access off to all principal rooms.

**OPEN PLAN LIVING AREA AND KITCHEN**

**LOUNGE/DINING AREA**

21'9" x 12'11" (6.65m x 3.94m )

A spacious reception area with plentiful space for furniture, UPVC double-glazed bay window to the front elevation, media connections, wall mounted panel heater.

**KITCHEN**

9'10" x 9'1" (3.00m x 2.79m )

Appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiling, sink and drainer, electric oven and hob with extractor fan, space for further appliances, vinyl flooring.

**MASTER BEDROOM**

14'7" x 11'6" (4.45m x 3.53m )

A spacious double-bedroom with double-glazed window to front elevation, range of modern fitted wardrobes, wall mounted electric panel heater, telephone and power points and door to:

**ENSUITE**

With a shower enclosure, bi-fold doors, mains fitted shower and tiling to walls, low level WC, pedestal wash hand basin, shaver point and electric panel heater.

**BEDROOM TWO**

9'4" x 7'8" (2.87m x 2.36m )

- A smaller double with double-glazed window to the rear elevation, wall mounted electric heater, telephone and power points.

**BATHROOM**

8'0" x 5'8" (2.44m x 1.73m )

Fitted with a white suite comprising a panelled bath with handheld shower, half tiling to walls, pedestal wash hand basin with tiled splashback, low level WC, extractor fan, shaver point, electric paneled heater.

**OUTSIDE**

The apartment comes with an allocated car parking space visible from the living room and main bedroom window, additional visitor spaces, beautifully maintained communal grounds, main front vehicular gates, communal bin store.

**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

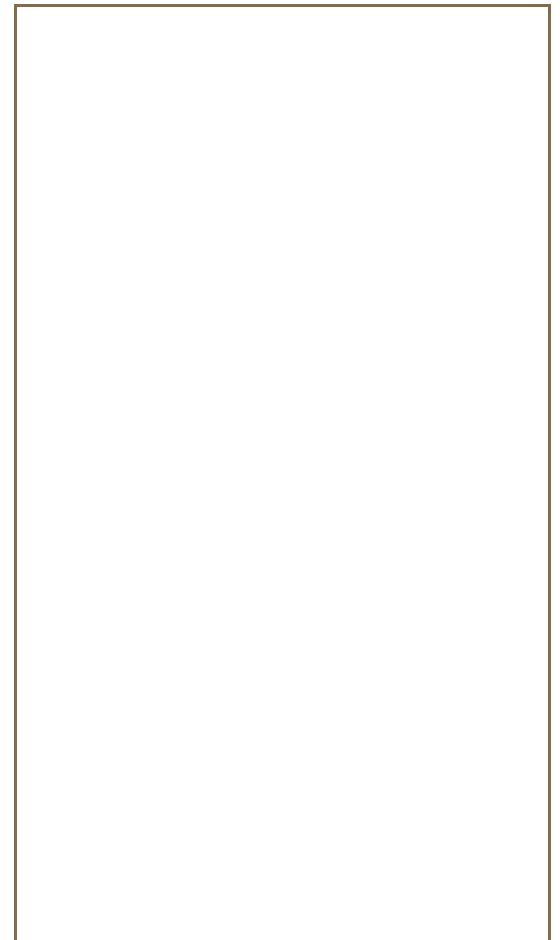
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

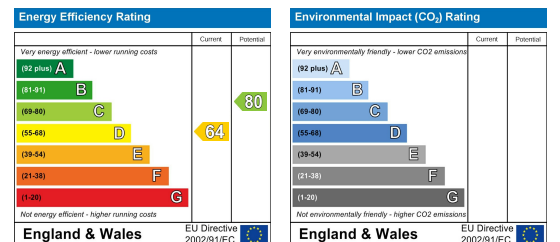
**Area Map**



**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)