Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

86 Trowels Lane, Derby, DE22 3LT

£650 Per Calendar Month

1 1 1 D

Situated in the heart of Derby, a short distance from the vibrant city centre, this is a well presented one bedroom first floor flat which benefits from electric heating, double glazing and one allocated car parking space.

86 Trowels Lane, Derby, DE22 3LT

£650 Per Calendar Month

Internally the recently redecorated accommodation briefly comprises an entrance lobby with staircase leading to a landing which gives access to a living kitchen with integrated appliances and space for furniture, sizeable double bedroom and bathroom with shower attachment over the bath.

Outside the property benefits from one allocated car parking space.

Situated in the heart of Derby, the property is within easy walk of the city centre with its wealth of bars, restaurants and the Derbion shopping centre. The apartment has the additional advantage of being within walking distance of the Derby City Hospital and close to the ring road giving access to the A50, A52 and M1 corridor.

A bright and airy spacious apartment which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

PRIVATE ENTRANCE LOBBY

With staircase leading to the first floor.

LANDING

With access to loft and useful storage cupboard with hot water tank.

LIVING KITCHEN

13'11" x 18'11" (4.24m x 5.77m)
(Maximum measurement)
This room is the focal point of the apartment and has a spacious area for dining and occasional furniture and open plan access to the:

KITCHEN AREA

The kitchen has a range of surface/preparation areas, wall and base cupboards and there is an integrated electric oven, electric hob and extractor over. There is a stainless steel sink unit with drainer, useful kitchen drawers and storage cupboard.

The open plan area has ample space for dining/occasional lounge furniture and there is open shelving and two wall mounted electric heaters.

BEDROOM

11'11" x 10'8" (3.63m x 3.25m)
With double glazed window, wall mounted electric heater and wardrobe.

BATHROOM

Low level WC, wash hand basin and bath, shower attachment over the bath, complementary tiling and double glazed window.

OUTSIDE

Outside the property benefits from one allocated car parking space and there are views over gardens to the rear.

PLEASE NOTE

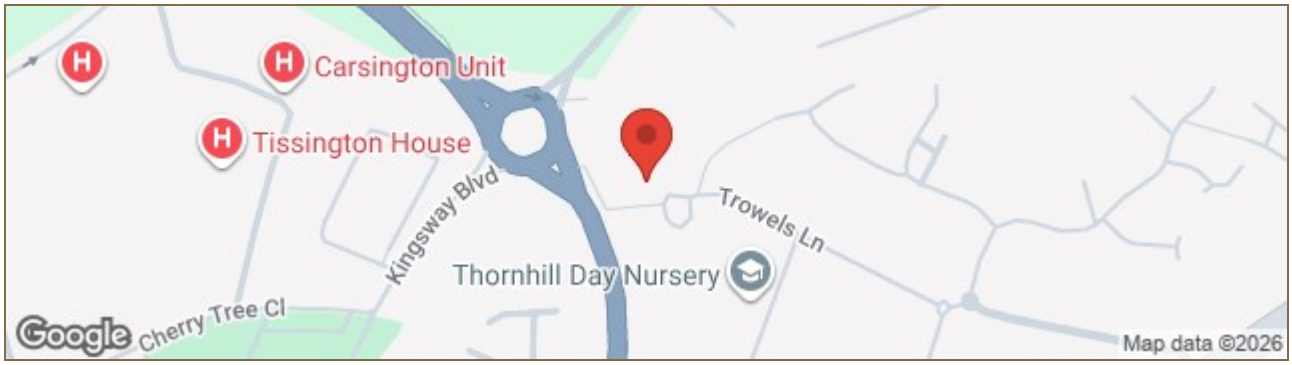
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the 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.

Road Map

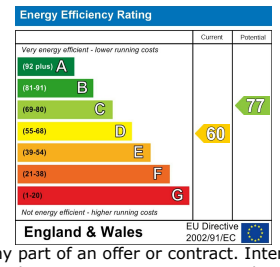


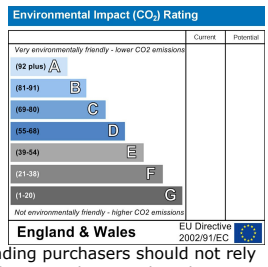
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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