

# MELBOURNE

## Sales & Lets



## Main Street, Derby, DE73 8AN

### £1,400 Per Month

Luxury Two Bedroom House – Newly Renovated To A High Specification

Positioned within an exclusive development of newly renovated homes, this beautifully presented two-bedroom house has been finished to a high specification throughout, offering modern and stylish accommodation.

The ground floor comprises a separate lounge and kitchen, creating a practical layout ideal for both everyday living and entertaining. The contemporary fitted kitchen benefits from a range of integrated appliances including a dishwasher, fridge freezer, washer dryer and double oven, all finished to a high standard. A convenient ground floor WC further enhances the functionality of the property.

To the first floor are two generously sized double bedrooms, along with a modern bathroom fitted with a bath with shower over.

Additional features include Venetian blinds throughout, USB plug sockets, and a useful storage cupboard housing the hot water cylinder.

Externally, the property benefits from two allocated parking spaces located within the right middle section of the parking area, including one electric vehicle charging point.

Situated on the left-hand corner of the development, this property offers an excellent opportunity to acquire a newly renovated home finished to a luxury standard within a desirable modern development.

This property has no private garden or outdoor area.



## LETTINGS ADVERT FOOTER

EPC Grade: D

Council Tax: Your property is in Council Tax Band: TBC

Please note that a guarantor may be required in some circumstances.

### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £323.08

### Payment Amount

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Security deposit £1615.40

First month's rent £1400.00

Less holding deposit £ 323.08

Total payable £2692.32

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

