



Centro West, 16 Searl Street, Derby, DE1 1BW

£800 Per Calendar



GREAT modern well presented two bedroom apartment with open plan living kitchen having integrated appliances included, being located within the city centre and offering CAR PARKING.



The property can be approached by leaving Derby city centre along Friar Gate and after passing under the former railway bridge, bear round to the right heading onto Bridge Street. Follow the road around to the right and turn left after the development onto Searl Street and left again into the car park and communal garden area.

Situated in the heart of Derby, this is a tastefully presented, two bedroomed third floor apartment forming part of the impressive Centro West Development, constructed in recent years by Miller Homes. A short walk from the city centre, the apartment which has views out over the city, is approached via the lift and stairs and has the benefit of electric heating, double glazing and the following accommodation:- apartment entrance hall, feature open plan living room opening to a fully fitted kitchen, two bedrooms and a separate bathroom. Outside there is an allocated car parking space, communal gardens and additional visitor parking.

Centro West is a highly successful apartment development constructed by a well regarded local developer, built to a very high specification with the highest degree of security to include a video intercom entry system, an electronic security gate and should be viewed to be fully appreciated.

COMMUNAL HALL

Entering the property on the ground floor into communal entrance with video intercom security door leading to reception hall.

ENTRANCE HALLWAY

Access into the apartment which has an entrance hall, entrance door, video intercom security entrance phone, electric wall mounted panel heater, access to loft space and a large walk-in airing cupboard.

LOUNGE

12' x 13'2 (3.66m x 4.01m)

One Juliette style balcony with double glazed doors overlooking the city. The room has an electric wall mounted heater, TV point, telephone point, open plan access to:

KITCHEN

Nicely fridge/freezer. presented with a range of work surfacing preparation areas, wall and base cupboards, an integrated electric oven, electric hob and extractor over. The kitchen area has a sink located beneath the window overlooking the side elevation and has a free standing

BEDROOM ONE

Juliette style balcony overlooking the city, fitted wardrobes, TV point and wall mounted panel heater.

BEDROOM TWO

Double glazed window and storage heater.

BATHROOM

Low level WC, pedestal wash hand basin and bath, panel heater and complimentary tiling.

OUTSIDE

The property benefits from allocated car parking space approached through electronic security gates and there are communal grounds which adjoin Markeaton Park at 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

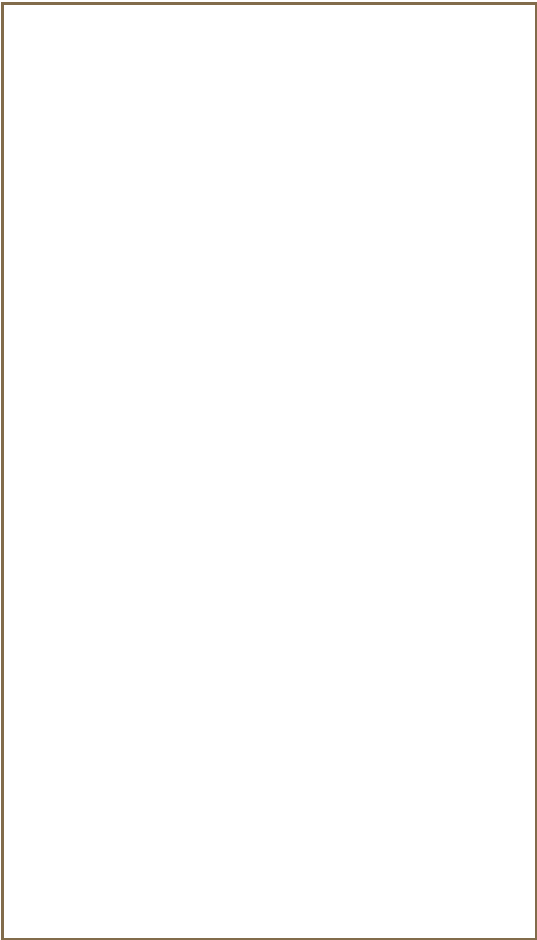
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

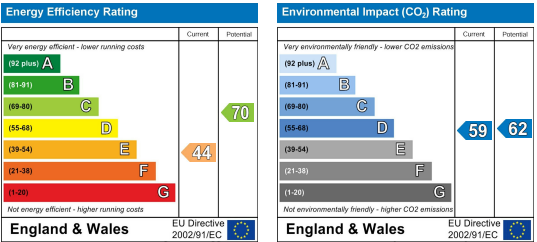
Area Map



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