



9 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

£925 Per Calendar



A brilliant two bedroom, second floor apartment with a superb open plan living dining kitchen with integrated appliances.



The stylish accommodation comprises an open plan living dining kitchen with breakfast bar and appliances, two double bedrooms and bathroom.

The Kings Crescent development is securely accessed by code keypads and is well placed for ease of access to the many leisure, retail and employment opportunities in Derby city centre, professional services found on Pride Park and onward travel via the A38 and A52 road networks.

ACCOMMODATION

COMMUNAL HALLWAY

Secure code access, stairs to all floors.

SECOND FLOOR

Apartment door opening into:

OPEN PLAN LIVING DINING KITCHEN

24'9" x 13'1" (7.54m x 3.99m)

A superb open plan space having quality vinyl flooring throughout, double glazed sash windows to each side provide plenty of natural light, ample space for comfortable and dining furniture, telephone intercom system, two central heating column radiators, inset ceiling spotlights.

The kitchen is appointed with a plentiful range of fitted wall and base units with two tone cupboard and drawer fronts, low profile laminate work surfaces including a matching island with breakfast bar and inset electric hob with extractor fan over, integrated electric oven, washing machine, dishwasher, fridge, and freezer.

BEDROOM ONE

9'11" x 9'7" (3.02m x 2.92m)

A double bedroom having a front facing double glazed sash window with fitted roller blind, inset ceiling spotlights, column radiator and ensuite access.

BEDROOM TWO

10'11" x 7'9" (3.33m x 2.36m)

Having a double glazed sash window with fitted roller blind, inset ceiling spotlight, column radiator.

SHOWER ROOM

9'2" x 5'5" (2.79m x 1.65m)

Appointed with a quality three-piece white suite comprising a panelled bath with an enlarged showering area, matching glazed screen, mains overhead chrome shower and additional shower, tiled walls, wash hand basin sat on a vanity unit, low level WC, tiled sill, electric shaver point, inset ceiling spotlights.

OUTSIDE

Resident street parking is available nearby.

Potential space in underground car park.

KINGS CRESCENT UTILITIES

The Kings Crescent development uses a 'Communal Heat Network' to provide gas central heating to each dwelling. A third party provider, Ginger Energy, offer a comprehensive recharging service to each individual tenant. Within each dwelling there is a Heat Interface Unit (HIU), which is sometimes known as a heat box. The HIU enables each Resident to control the time of usage and the temperature required. It also measures individual consumption, so that billing can be produced. Due to the set up of this system, Ginger are the only provider available.

The choice of Electricity provider is available to each resident.

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

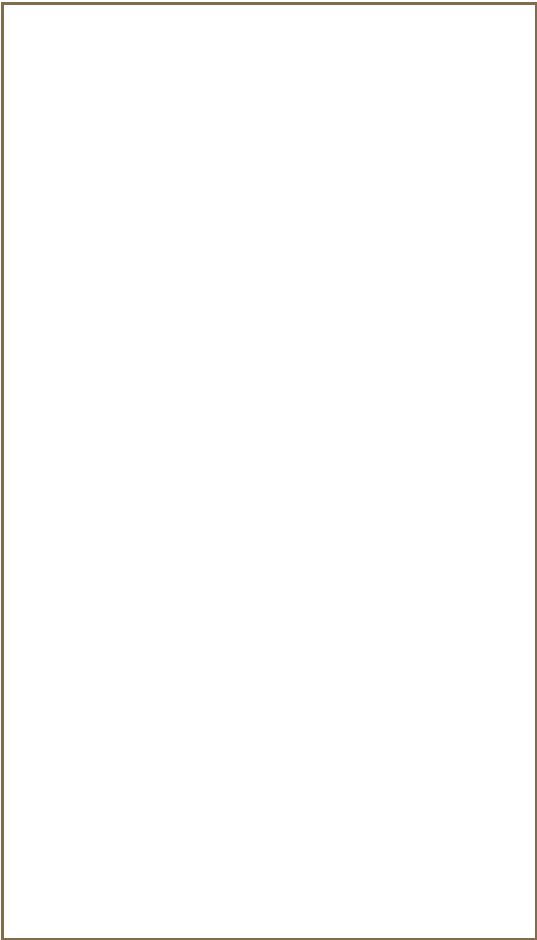
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

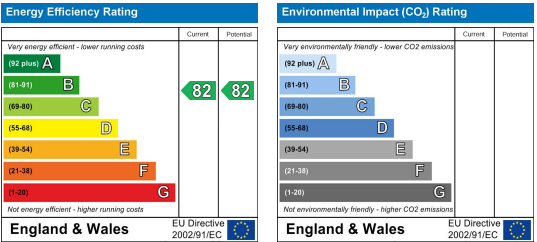
Area Map



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