

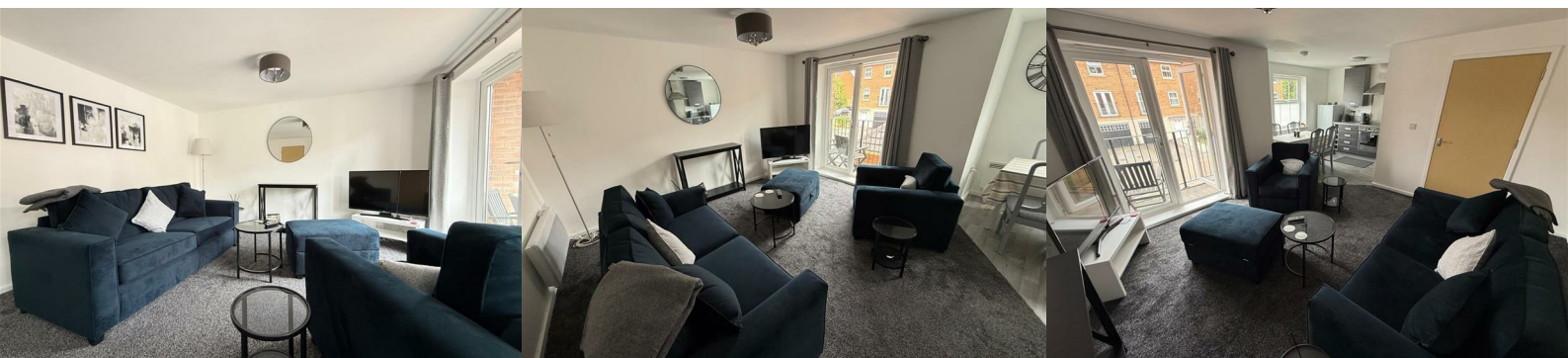


## 57 Badgerdale Way, Heatherton Village, Littleover, Derby, DE23 3ZA

**£975 Per Month**



Situated within Heatherton Village, close to the centre of Littleover, this is a beautifully appointed two bedroom first floor apartment which benefits from double glazing and an allocated car parking space.



# 57 Badgerdale Way, Heatherton Village, Littleover, Derby, DE23 3ZA

## £975 Per Month



The current landlord has spent considerable time and effort in the presentation of this delightful apartment which in brief comprises a communal entrance with staircase leading to the first floor and door to the main apartment. There is a hallway with storage cupboard and airing cupboard and access to a spacious lounge and dining kitchen with integrated appliances. The apartment benefits further from two good sized bedrooms and there is separate modern shower room.

Outside the development benefits from managed communal areas and there is one allocated car parking space.

Badgerdale Way is situated within the very popular Heatherton Village which is within easy reach of the thriving village of Littleover which has a wide range of shops, pubs, restaurants and medical facilities. Local shops are provided close by at Heatherton Village and there is also a recent addition of a supermarket and the Hollybrook pub close by.

The property is perfectly positioned for ease of access to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derby shopping centre and is well located for access to the A38 giving onward travel to the A50, A52 and M1 corridor.

**\*\*Selective furniture and white goods could be included by separate agreement \*\*** Viewing highly recommended.

### ACCOMMODATION

Entering the property through communal entrance door with staircase leading to the first floor. Door into apartment.

### HALLWAY

Spacious hallway with cupboard housing hot water tank and additional useful storage cupboard. Access to:

### LOUNGE

13'3" x 13' (4.04m x 3.96m)

A particularly spacious room which is neatly presented with two double glazed doors opening to a balcony with views over the front of the property. Wall mounted heater. Open plan access to:

### DINING KITCHEN

10'8" x 10' (3.25m x 3.05m)

(Maximum measurement)

With work surface/preparation areas, wall mounted and base cupboards and an integrated electric oven, hob and extractor over. The room has a sink unit with drainer and there is space for a fridge/freezer, space for washing machine and open shelving. Double glazed window to the front elevation, ample space for dining table and open plan access to the lounge.

### BEDROOM ONE

10'5" x 10'1" (3.18m x 3.07m)

Situated at the rear of the apartment with a full range of fitted wardrobes and wall mounted heater.

### BEDROOM TWO

13'8" x 9'2" (4.17m x 2.79m)

With double glazed window and heater.

### SHOWER ROOM

With low level modern WC, wash hand basin with storage cupboard beneath and shower cubicle with glazed screen, heated towel rail, complementary tiling, extractor fan and back lit mirror.



## OUTSIDE

Outside the property benefits from managed communal areas and there is one allocated car parking space.

## 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.

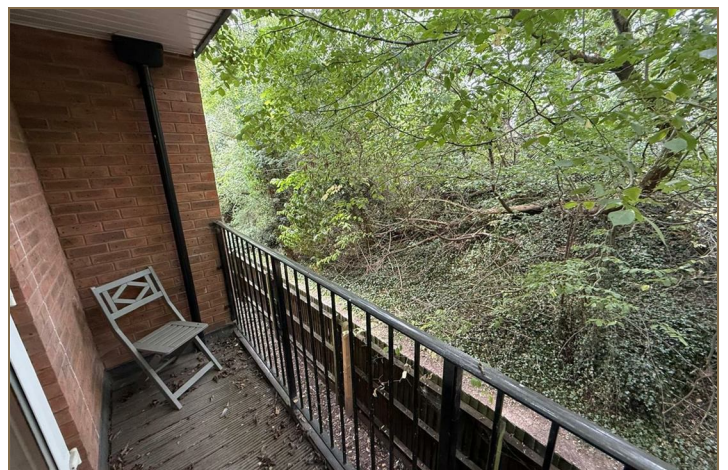
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

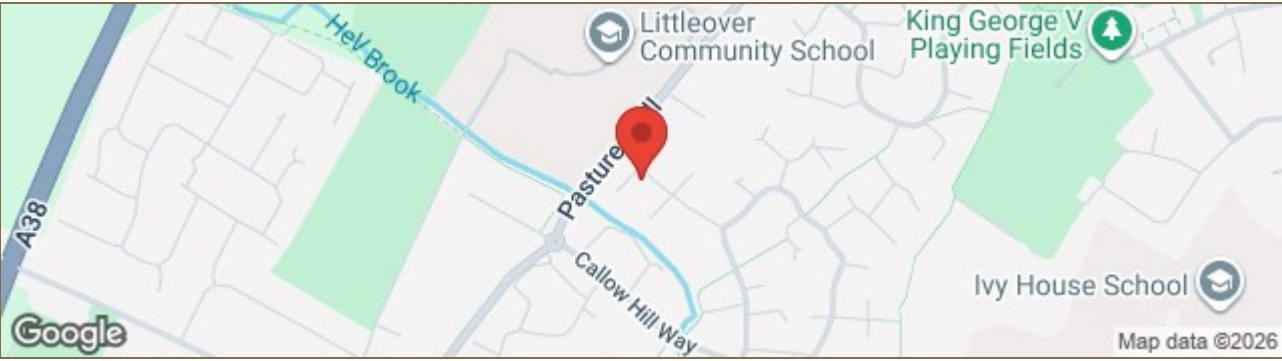
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

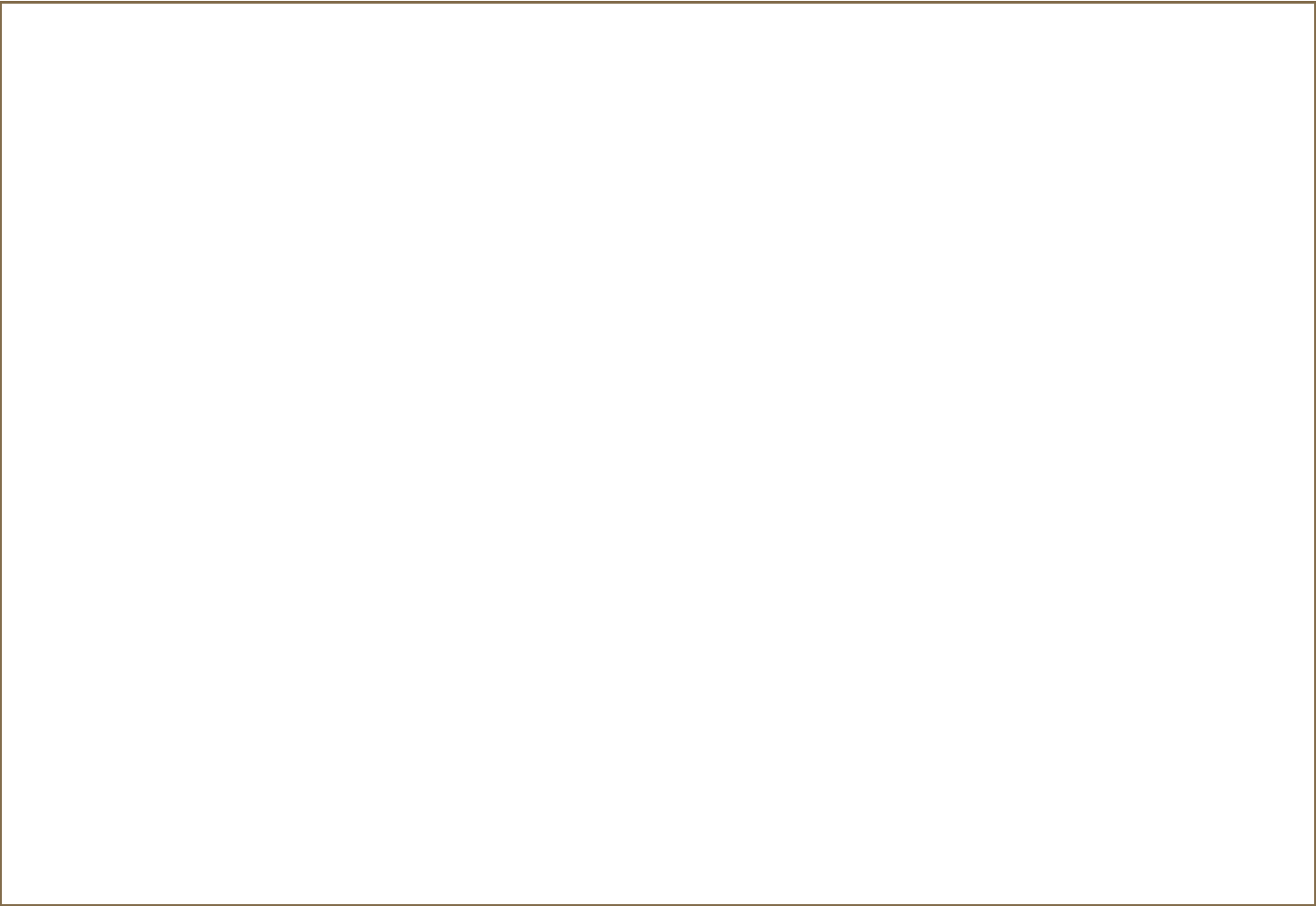
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



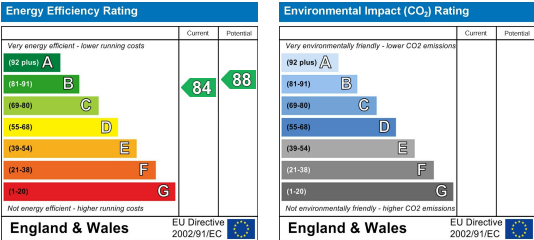
## Floor Plan



## 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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)