



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

£995 Per Calendar



A superb ground floor two double bedroom ground floor apartment in the iconic Kings Crescent building conveniently positioned in the Five Lamps Area next to Derby city centre.



This impressive property features a superb open plan living dining kitchen with island and integrated appliances, two double bedrooms and shower room.

The beautifully presented accommodation provides both UPVC double glazing and gas central heating.

This superb development provides secure access into the site and building with underground car park.

Derby city centre with its wealth of retail outlets, cafes, bars and restaurants can be found just a short distance away.

The property is unfurnished, exclusive of bills and is ready for occupancy immediately.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION HALLWAY

With key code access.

PRIVATE HALLWAY

Leading into:

OPEN PLAN LIVING DINING KITCHEN

24'8" x 11'3" (7.52m x 3.43m)

A superb open plan room having laminate flooring throughout, two feature arch topped double glazed sash windows allow for plenty of natural light, column radiators, telephone intercom system and built-in boiler cupboard.

The kitchen is appointed with a quality range of fitted wall and base units with two tone cupboard and drawer fronts, low profile laminate work surfaces, matching island/breakfast bar with integrated electric hob, fridge and freezer, there is also an integrated washing machine, dishwasher and electric oven, stainless steel sink and drainer, insect ceiling spotlights and extractor fan.

BEDROOM ONE

10' x 9'8" (3.05m x 2.95m)

A double bedroom having an arch topped double glazed sash window, column radiator and en-suite access into the shower room.

BEDROOM TWO

11'4" x 7'8" (3.45m x 2.34m)

A second double bedroom having an arch topped double glazed sash window, column radiator.

SHOWER ROOM

9' x 6'1" (2.74m x 1.85m)

Appointed with a modern suite comprising a large walk-in shower with a low-profile tray, tiled walls and a mains chrome overhead shower with additional showerhead, wash hand basin sat on a drawer unit and low-level WC with concealed cistern, tiled shelf, vinyl floor covering, inset ceiling spotlights, extractor fan.

OUTSIDE

Secure site with remote access codes to gate and block.

Underground car park.

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

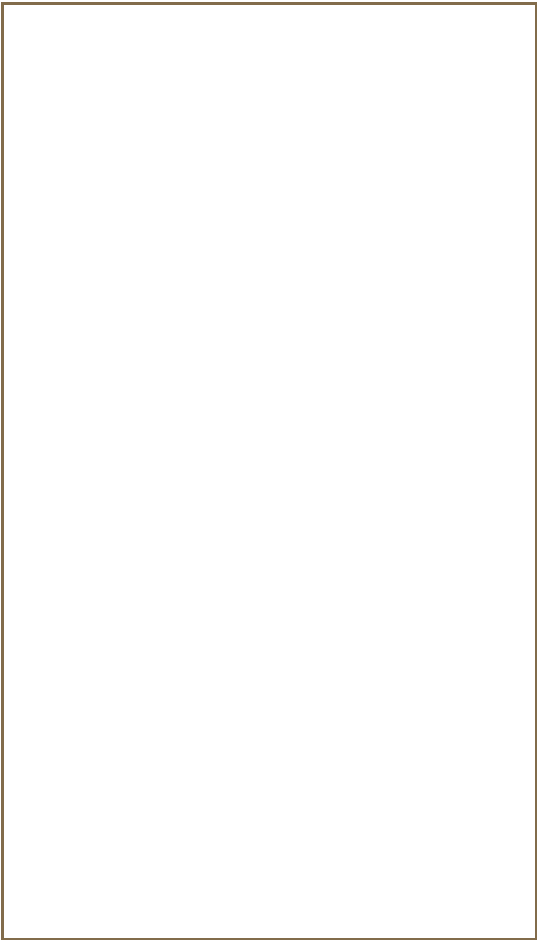
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

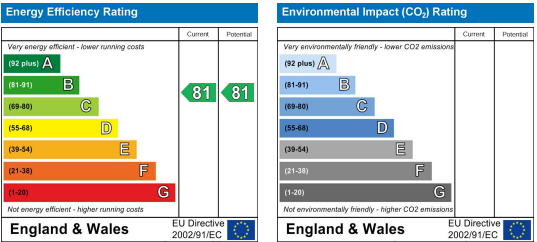
Area Map



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