



## 33a Forman Street, Derby, DE1 1JQ

**£595 Per Calendar**



One bedroom conversion ideal for a single person looking for a central Derby location. Rent includes water rates.



## ACCOMMODATION

This apartment is situated above Emilys Steak House on Monk Street and is accessed from the rear off Forman Street via a private entrance.

The rear steps take you up to the front door which provides access to only two apartments.

In brief, there is a lounge, kitchen and double bedroom with ensuite shower room. Permit parking is available and the property benefits from electric radiators and upvc double glazing

## LOUNGE

11' x 11'9 (3.35m x 3.58m)

Front door into lounge with recently fitted carpet and decor, window overlooking Monk Street. Electric radiator. Doors to kitchen and bedroom.

## KITCHEN

10'11 x 9'11 (3.33m x 3.02m)

With a range of wall and base units, worktop, stainless steel sink and complimentary tiling. The apartment is fitted with oven, hob and extractor and has washing machine and fridge/freezer spaces. Window overlooking rear.

## BEDROOM

11'8 x 9'11 (3.56m x 3.02m)

Double bedroom with recently fitted carpet and decor. Electric radiator. Window overlooking Monk Street. Door to:

## ENSUITE

With low level wc, pedestal basin and shower cubicle with electric shower. Complimentary tiling and flooring.

## EXTERNALLY

The property is within walking distance of the Cathedral Quarter within 5 minutes and permit parking is available.

## 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.

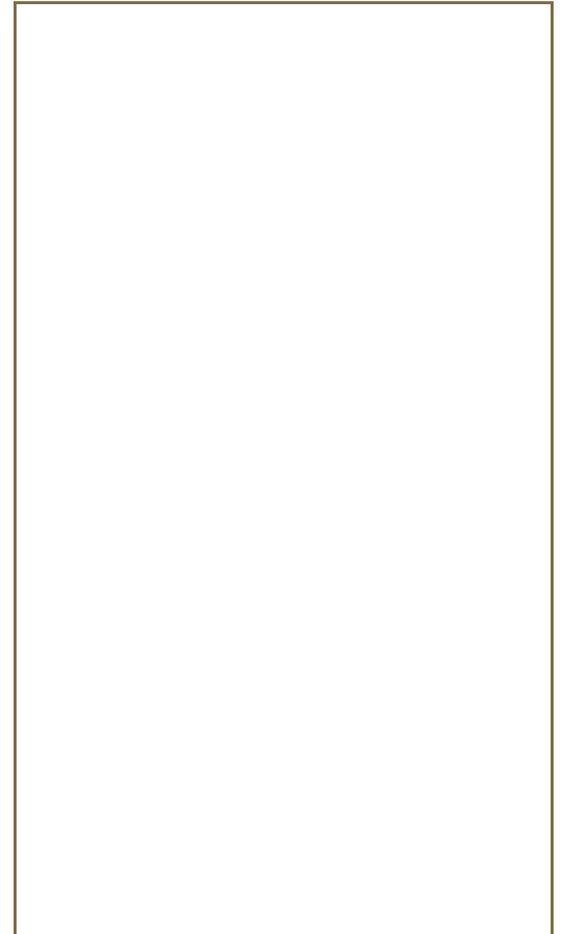
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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

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)

## Area Map



## Floor Plans



## Energy Efficiency Graph

