Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Flat 4, 39 Hartington Street, Derby, Derbyshire, DE23 8EB

£560 Per Calendar

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A smartly presented one double bedroom first floor flat having a private shower room and kitchen with a shared laundry room. Offered to rent inclusive of water bills, shared internet also included. ** Please note this property is for single occupancy only**

The flat has been neutrally decorated throughout and fitted with a new kitchen and is electrically heated throughout. The flat is positioned to the rear of the building.

There is ease of access to the city centre and local shopping facilities found on Normanton Road.

** Property can be let as furnished or an Un-furnished basis**







ACCOMODATION
Communal front door leading into a hallway and stairs to all floors.

Private Entrance from the first floor landing area into:

ENTRANCE LOBBY
Main front door, access into bedroom and living kitchen.

BEDROOM
10'1 x 9'6 (3.07m x 2.90m)
A spacious double bedroom with double bed frame, mattress and wardrobe, laminate flooring, upvc double glazed window and electric heater

LIVING KITCHEN
14 x 8'6 (4.27m x 2.59m)
An open plan room having two fitted kitchen areas with cupboards and drawer, laminate work surfaces, stainless steel sink and drainer, electric cooker with hob and fridge, sofa and desk, laminate flooring, upvc double glazed window and electric heater

LOBBY
With coat hanging and access into:

SHOWER ROOM
6 x 4 (1.83m x 1.22m)
Fitted with a double shower cubicle with electric shower and screen, wash basin and WC, extractor fan.

COMMUNAL LAUNDRY
Also found on the first floor with washing machine and tumble dryer.

OUTSIDE
Residents Street parking.

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.

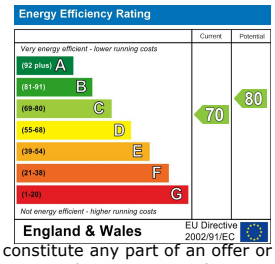
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer 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.

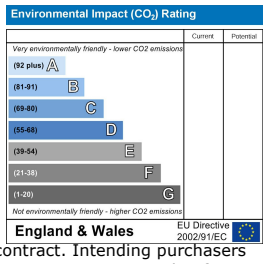
Area Map



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