

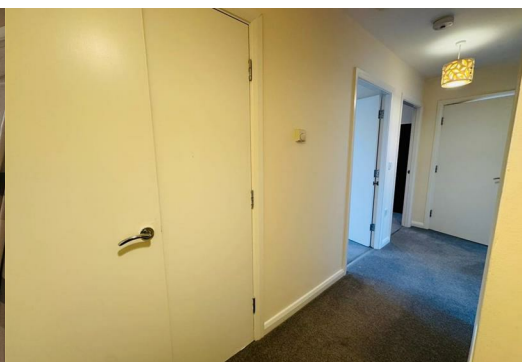
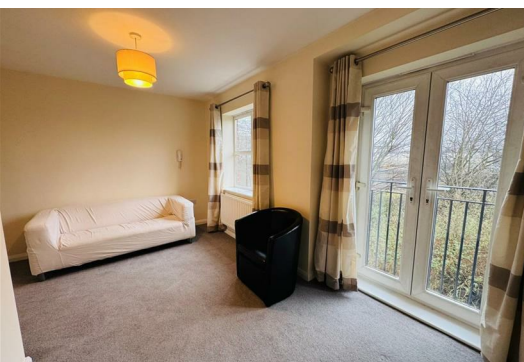


55 Hazel Court, Drage Street, Derby, Derbyshire, DE1 3RW

£830 Per Calendar



A beautifully presented, part furnished two bedroom second floor apartment with parking located on the edge of the city centre in the pleasant Chester Green.



DIRECTIONS

Leave Derby city centre along Mansfield Old Road and turn right onto Drage Street. The property is situated at the bottom of the road behind a secure electric gate, on the top floor of the block.

The generous gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with cloaks cupboard, two double bedrooms with wardrobes, bathroom with shower over bath, spacious living room and kitchen with appliances.

Externally there is an allocated car parking space with a secure gated courtyard.

Chester Green is a popular leafy area with good access to the city centre, numerous open green spaces including Darley Park with pleasant riverside walks.

This property would ideally suit a tenant wanting to be close to the city centre and should be viewed to be fully appreciated.

An excellent base.

ACCOMMODATION

Entering the property through communal entrance door with staircase leading to the top floor. Access to the flat.

ENTRANCE HALL

Accessed from the second floor landing (stairs only)

An 'L' shaped hallway with cloaks cupboard, radiator and providing access into all rooms.

LIVING ROOM

14'9" max x 12'1" max (4.50m max x 3.68m max)

A generous 'L' shaped living room with sofa and chair, further space for dining table and chairs, Juliet balcony and UPVC double glazed window, media connections and radiator.

KITCHEN

10'2" x 9'6" (3.10m x 2.90m)

Appointed with a generous range of wall and base units with matching cupboard and drawer front, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob with an extractor fan over, upright fridge freezer, washing machine, concealed combination boiler providing domestic hot water and gas central heating, UPVC double glazed window and radiator.

BEDROOM ONE

12'4" x 11'8" (3.76m x 3.56m)

A spacious bedroom having two front facing UPVC double glazed windows, wardrobe, radiator.

BEDROOM TWO

11'8" x 8'5" (3.56m x 2.57m)

A second generous double bedroom having a front facing UPVC double glazed window, double bed and mattress, wardrobe, bedside table and radiator.

BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

Appointed with a white three-piece suite comprising a panelled bath with a mains shower over, tiled walls, wash hand basin, low level WC, UPVC double glazed window vinyl floor covering extractor fan and radiator.

OUTSIDE

Outside the property benefits from a secure car park which is access through an electric gate where there is an allocated car parking space. Chester Green is a short walk away.

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

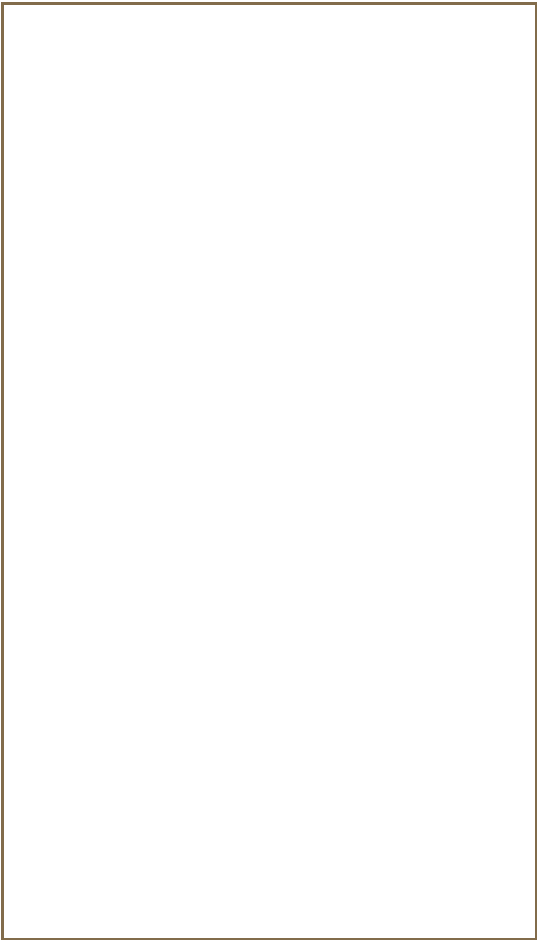
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

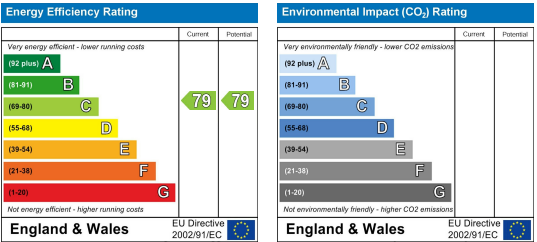
Area Map



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