Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



29 William Drive, off Radbourne Lane, Langley Chase, Derby, DE22 4QS

£1,200 Per Calendar

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COMING SOON - A brand new two double bedroom semi-detached modern, efficient home featuring a fully integrated kitchen, large living room and driveway with EV charger located on the new-build Langley Chase development off Radbourne Lane.

** Please call the office to register your interest **







This impressive new-build home offers efficient, insulated accommodation including gas central heating and UPVC double glazing. The interior comprises, entrance hallway, guest cloakroom WC, fitted kitchen with integrated appliances, spacious living accommodation, two first floor double bedrooms, one with built-in wardrobe and modern bathroom suite with shower over bath.

Externally there is a side tandem driveway with EV charger point, timber shed and a rear garden (to be seeded) with upper and lower levels enclosed by timber fencing.

The property falls within the Ecclesbourne school catchment area with reputable primary schooling also nearby. There are a host of local amenities including a co-op, countryside walks and popular public houses. Further amenities and facilities can be found in nearby Allestree, Mackworth and Mickleover. The city centre, Royal Hospital, A38 and A52 road networks are easily approachable from this location.

ACCOMMODATION
All to be fitted with new flooring including a combination of inset floor mats, vinyl flooring and carpets. A full gas central heating system is powered by a modern and efficient gas central heating boiler.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM
6'9" x 2'11" (2.06m x 0.89m)

LIVING ROOM
15'5" x 13'3" (4.70m x 4.04m)
Spacious with built-in store cupboard, media connections and French doors.

KITCHEN
11'6" x 6'2" (3.51m x 1.88m)
With integrated appliances including a fridge, freezer, slimline dishwasher, washer dryer, electric oven, gas hob and extractor fan.

FIRST FLOOR

LANDING

BEDROOM ONE
13'2" x 11'11" (4.01m x 3.63m)
A spacious double bedroom positioned to the rear with ample space for all furniture.

BEDROOM TWO
13'2" x 8 '1" (4.01m x 2.44m '0.30m)
A second generous double bedroom positioned to the front with built-in cupboard.

BATHROOM
6'6" x 5'7" (1.98m x 1.70m)
With shower over bath, wash basin and WC.

PLEASE NOTE
The Langley Chase development is still a live building site with works continuing throughout daytime working hours only for the foreseeable future.

PLEASE NOTE
As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: http://www.bbjlettings.co.uk/tennants.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

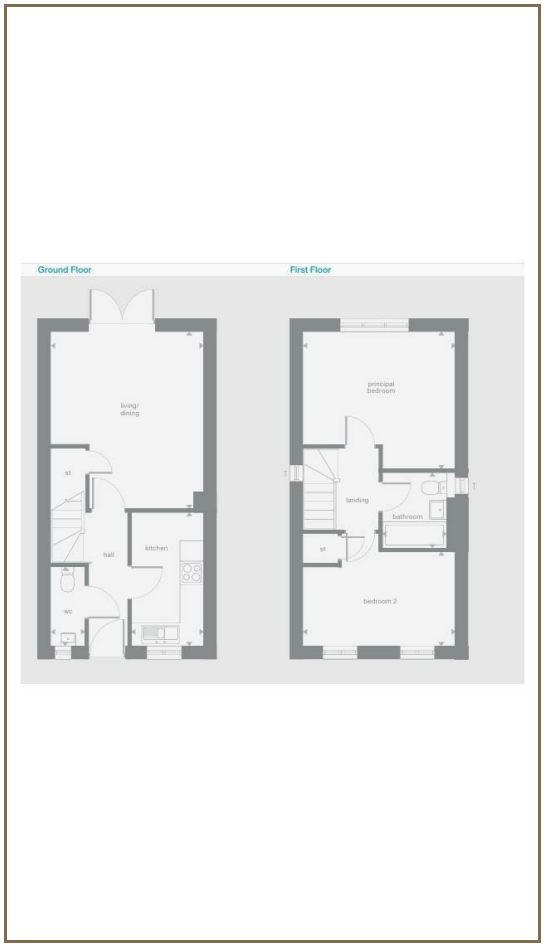
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(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.

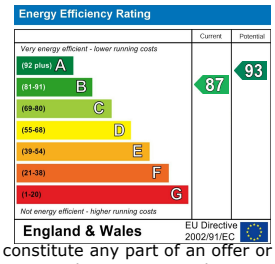
Area Map

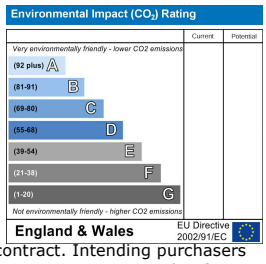


Floor Plans



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