

# MELBOURNE

## Sales & Lets



## Chapel Street, Derbyshire, DE73 8EH

### £1,750 PCM

We are thrilled to welcome you to this stunning, double-fronted, four bedroom, three-story Victorian property located in the heart of Melbourne.

This residence boasts many original features, from windows to high ceilings, and other charming aspects that the next tenant is sure to adore.

The property includes secondary glazing, central heating, and a generously sized, enclosed, low-maintenance garden. It is offered unfurnished, and a viewing is highly recommended to fully appreciate the scope and scale of accommodation on offer.

The layout of the property includes an entrance hall opening directly onto Chapel Street, a spacious lounge, a breakfast kitchen, and a dining room on the ground floor. The first floor offers three bedrooms and a four-piece bathroom suite, with an additional staircase off the landing leading to the master bedroom on the second floor. This master suite includes a versatile space ideal for use as a dressing room, study, or play area, as well as a spacious shower room.

Call us for more information and to book your viewing of one of Melbourne's most spectacular rental homes.



## Lettings Advert Footer

EPC Grade: E

Council Tax: Your property is in Council Tax Band: E

Please note that a guarantor may be required in some circumstances.

### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £403.84.

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

### Payment Amount

Security deposit £2,019.00

First month's rent £1,750.00

Less holding deposit £403.84

Total payable £3,365.16

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

