



46 Dean Close, Littleover, Derby, Derbyshire, DE23 4EF

£795 Per Calendar



Conveniently located between Littleover and Mickleover villages within close proximity to the Derby Royal Hospital is this well presented two bedroom ground floor apartment with garage.

Internally the gas centrally heated accommodation briefly comprises entrance hallway, lounge, rear hallway and fitted kitchen, rear lobby with deep storage boiler cupboard, two bedrooms and bathroom with electric shower over bath.

Externally there is a residents parking area and a garage.



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ACCOMMODATION

HALLWAY

Main upvc double glazed front door, small cupboard

LOUNGE

16'11 x 10'10 (5.16m x 3.30m)

A spacious room having a large upvc double glazed window to the front elevation, laminate flooring, fireplace with an electric fire, media connections and radiator

REAR HALLWAY

With secondary upvc double glazed door to outside

KITCHEN

8'4 x 7'0 (2.54m x 2.13m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, a new electric oven is due to be fitted, electric hob and extractor fan over, undercounter fridge and space for a washing machine, upvc double glazed side window

REAR LOBBY

With access into both bedrooms and having a spacious storage cupboard housing a combination boiler providing gas central heating and hot water

BEDROOM ONE

11'1 x 8'9 (3.38m x 2.67m)

Upvc double glazed window, laminate flooring and radiator

BEDROOM TWO

10'11 x 7'8 (3.33m x 2.34m)

Upvc double glazed window, laminate flooring and radiator.

BATHROOM

6'6 x 5'4 (1.98m x 1.63m)

Fitted in white with a three piece suite comprising a panelled bath with electric shower over and screen, wash basin and WC, upvc double glazed window and radiator

OUTSIDE

Residents car parking area and garage

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.

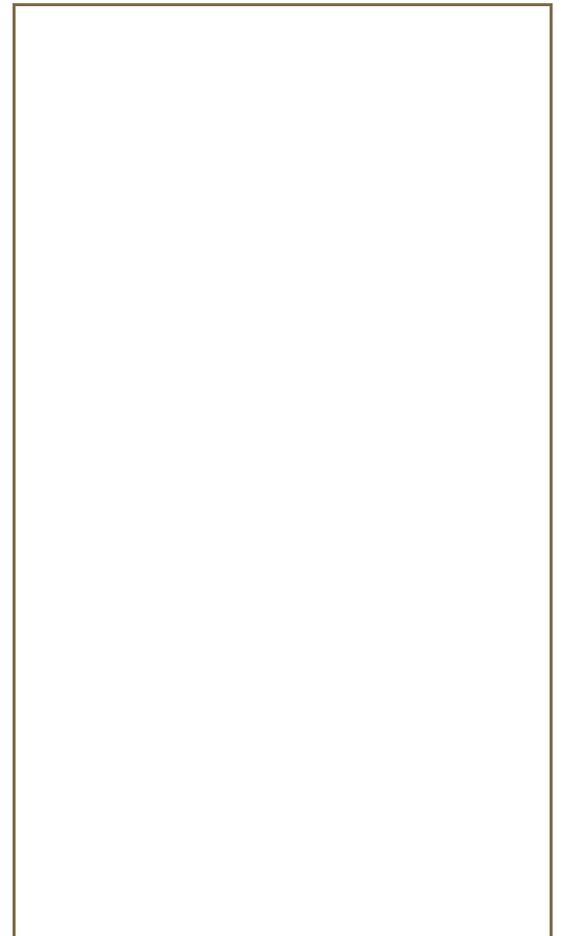
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

