



40 Angelica Close, Littleover, Derby, DE23 1NJ

£895 Per Calendar



A very smartly presented two double bedroom top floor apartment in this popular location off Stenson Road.



The apartment comprises, entrance hallway, two double bedrooms, both with views, one with fitted wardrobes, spacious living room with TV and Juliet balcony, fitted kitchen with integrated fridge, freezer and oven and a spacious bathroom with shower over bath.

Externally, the apartment block shares a communal garden, there is also an allocated car parking space along with additional visitor spaces.

The property is well positioned off Stenson Road with convenient access to Sinfin and Littleover along with many industries and large local employers.

ACCOMMODATION

COMMUNAL ENTRANCE

Main front door, rear door to garden, stairs to all floors.

PRIVATE ENTRANCE HALL

Spacious with electric heater, telephone intercom and deep storage cupboard also housing electric water heater.

LIVING ROOM

18'4" x 11'10" (5.59m x 3.61m)

A spacious room with quality vinyl flooring continuing from the hallway, UPVC double glazed window and Juliet balcony, media connections and wall mounted TV, electric heater, open plan access into:

KITCHEN

7'11" x 7'10" (2.41m x 2.39m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, tiled splashback, integrated fridge, freezer and oven with an induction hob and extractor fan over, space for a washing machine.

BEDROOM ONE

12'1" x 9'9" (3.68m x 2.97m)

A comfortable double bedroom with built in wardrobes, a rear facing UPVC double glazed window offers splendid rural views, electric heater.

BEDROOM TWO

10'7" x 9'9" (3.23m x 2.97m)

A second double bedroom sharing the same rear aspect, electric heater.

BATHROOM

7'3" x 6'4" (2.21m x 1.93m)

Fitted in white with a three piece suite comprising a panelled bath with screen and mains shower over, wash basin and WC, UPVC double glazed window, extractor fan and electric heater.

OUTSIDE

Communal lawned gardens, allocated car parking space and additional visitor spaces.

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.

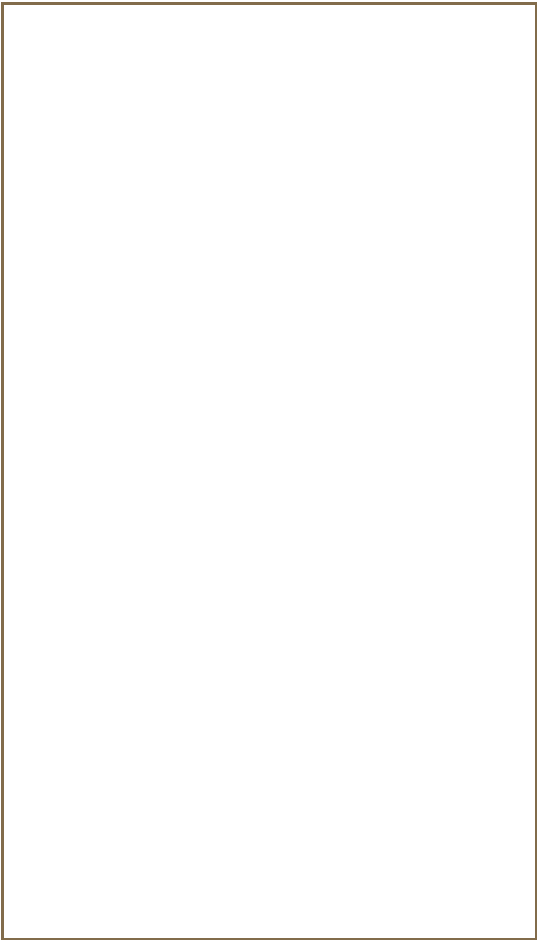
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

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Area Map



Floor Plans



Energy Efficiency Graph

