



## 9 Jaeger Close, Belper, Derbyshire, DE56 1AN

**£825 Per Calendar**



This modern first floor apartment is to a high specification and available FURNISHED OR UNFURNISHED. Having hallway, separate kitchen just off the lounge, 2 bedrooms and a three piece family bathroom. Externally is a single garage and parking. Viewing is essential.



## DIRECTIONS

Leave Belper along the A609 Kilbourne Road, turn left onto Penn Street and right into Jaeger Close. The property is around the corner to the left

The low maintenance accommodation is situated conveniently for Belper town centre and its amenities.

The first floor apartment comprises: entrance hallway, lounge with separate kitchen off. Two good sized double bedrooms plus a main bathroom where there is a three piece bathroom with a shower.

Externally there is a single garage and parking.

Benefiting from gas central heating, upvc double glazed windows and doors and a secure door entry system.

The communal grounds are nicely landscaped with allocated car parking.

## ENTRANCE HALL

Having a radiator, telephone point, two useful cloaks cupboards (one of which can be used as a wardrobe for the second bedroom)

## BATHROOM

7'7 x 5'7 (2.31m x 1.70m)

A three piece suite comprising: a panelled bath with a shower over, pedestal wash hand basin and a low flush w.c. There is vinyl flooring, a radiator, shaver point, extractor fan and complimentary full tiling with vertical inset tiling. Window to rear elevation

## BEDROOM TWO

10'5 x 7'7 (3.18m x 2.31m)

Having radiator, carpet and window overlooking the car park.

## MASTER BEDROOM

11'5 x 10'3 (3.48m x 3.12m)

Having a T.V aerial point, radiator, carpet and window overlooking the car park.

## LOUNGE

17'1 x 10'11 (5.21m x 3.33m)

Having a T.V aerial point, radiator, carpet and window overlooking Penn Street. This is plenty big enough to also have a dining table.

## KITCHEN

9'5 x 8'7 (2.87m x 2.62m)

A fitted kitchen with base cupboards, drawers and eye level units with rolled top worksurface over incorporating: a stainless steel sink and a drainer with a mixer tap. Integrated appliances include: an electric oven, gas hob, extractor fan. The Fridge freezer and washer can be left by the Landlord if required. There is a radiator and window to the front elevation

## OUTSIDE

The communal grounds are nicely landscaped with allocated car parking and single 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.

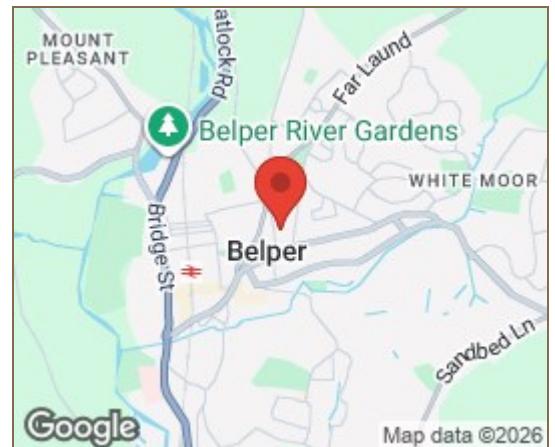
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

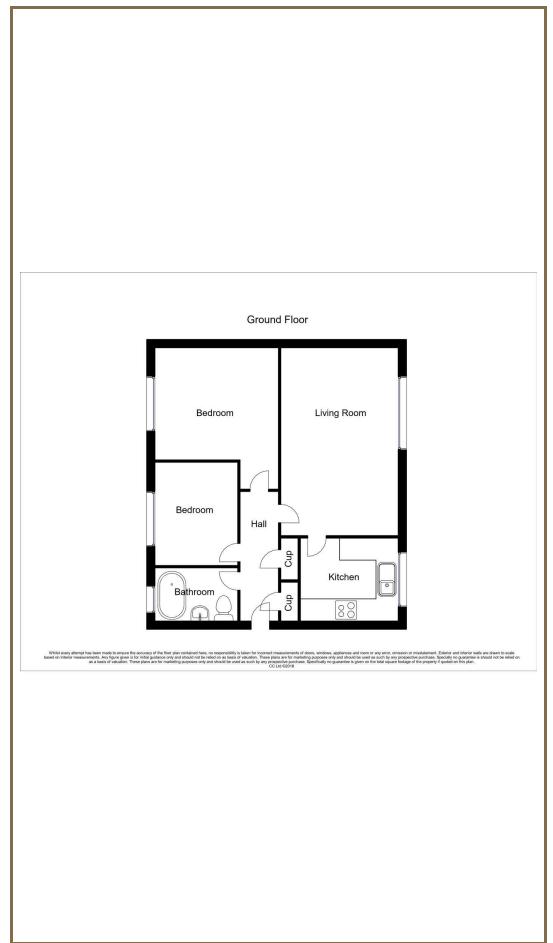
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

