

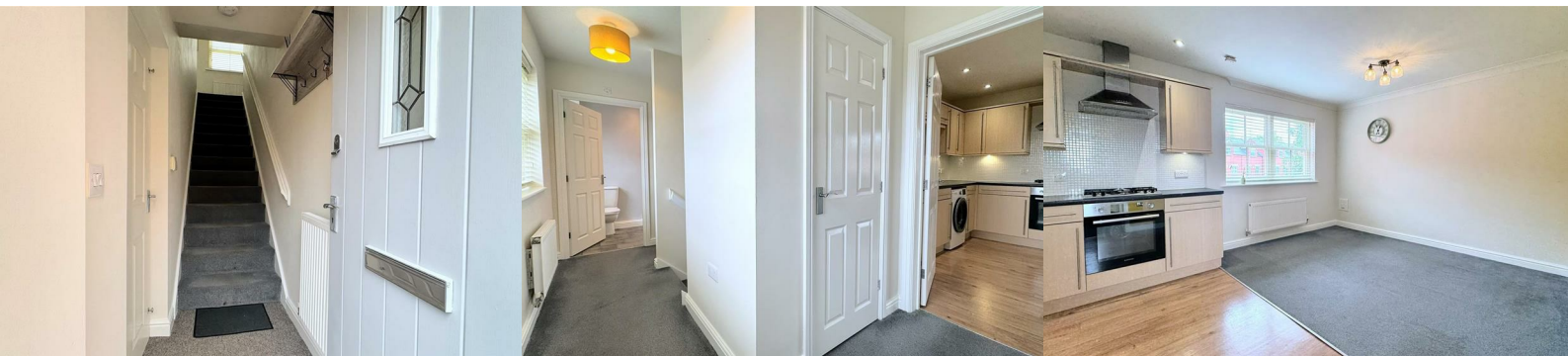


25 Jaeger Close, Belper, DE56 1AN

£995 Per Month



A smartly presented two bedroom coach-house apartment with garage and parking space conveniently located for Belper town centre.



The freshly decorated interior includes both gas central heated and double glazed accommodation which comprises, a private ground floor entrance lobby with stairs leading to the first floor and integral access into the garage, to the first floor, a landing with store cupboard leads into an open plan living kitchen, two bedrooms, the main having fitted wardrobes, bathroom with shower over bath.

Externally there is an allocated car parking space in front of the garage which provides further parking or store facilities.

The property is ideally located within close proximity to the many amenities and services found within the vibrant town centre of Belper, also with train station, supermarket, popular public houses, restaurants, cafes and retail outlets.

ACCOMMODATION

GROUND FLOOR

Entering the property through a composite front door into:

ENTRANCE HALLWAY

With stairs leading to the first floor, coat hanging hooks, inset floor matt, access into the garage, radiator.

FIRST FLOOR

LANDING

With twin rear facing double glazed sash windows with fitted Venetian blinds, pleasant aspect view, built-in boiler cupboard also with storage space, radiator.

OPEN PLAN LIVING KITCHEN

16'8" x 11'1" (5.08m x 3.38m)

With plentiful space for lounge and dining furniture, carpeted, double glazed sash windows with Venetian blinds, media connections, radiator.

The kitchen is appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, upright fridge freezer and washing machine, vinyl floor covering, inset ceiling spotlights.

BEDROOM ONE

12'1" x 9'3" (3.68m x 2.82m)

A comfortable double bedroom with fitted wardrobes having sliding mirrored doors, front facing double glazed sash window with Venetian blinds, radiator.

BEDROOM TWO

10'3" x 7'7" (3.12m x 2.31m)

A comfortable bedroom having a rear facing double glazed sash window with Venetian blinds, pleasant aspect view, radiator.

BATHROOM

9'8" x 5'2" (2.95m x 1.57m)

A spacious bathroom appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over and a glazed shower screen, wash hand basin sat on a two-drawer vanity unit and low-level WC, mirrored bathroom cabinet, vinyl flooring, double glazed sash window, extractor fan, inset ceiling spotlights, radiator.

GARAGE

19'7" x 8'1" (5.97m x 2.46m)

A large garage with power, light, main up and over door, personal door into hall.

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

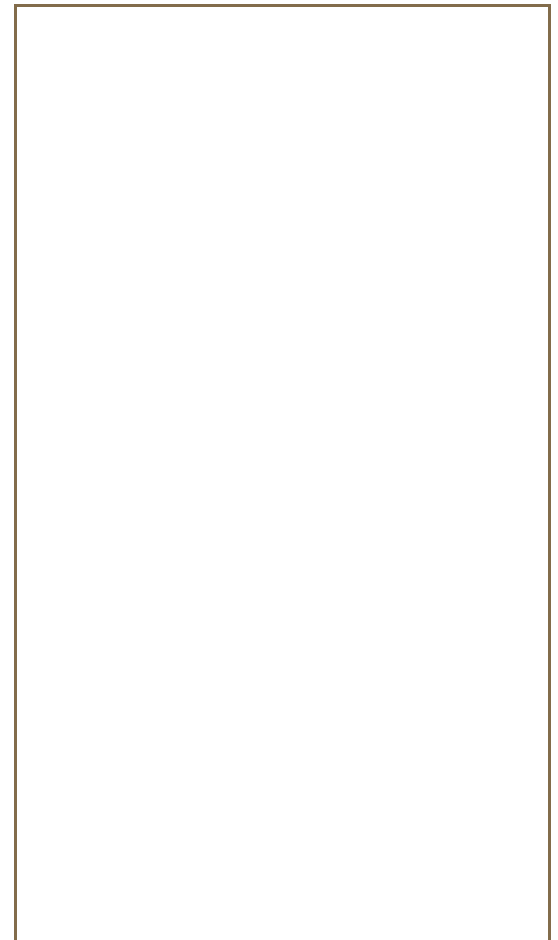
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

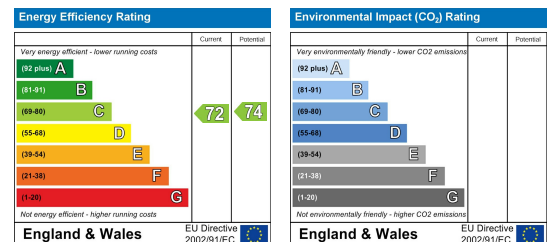
Area Map



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