



163a Uttoxeter New Road, Derby, DE22 3NP

**£600 Per Calendar
Month**



Situated in the heart of Derby, a short walk from the vibrant city centre, this is a recently redecorated ground floor flat which benefits from storage heating and double glazing.



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Internally the accommodation briefly comprises an entrance lobby with access to cloakroom and a lounge area with feature fireplace and electric fire. A long corridor leads to the bedroom which has an en-suite bathroom and there is a kitchen with integrated appliances.

Outside the property benefits from managed communal areas and there is one car parking space available by negotiation.

Uttoxeter New Road is a highly sought area residential location only a short walk/bus journey from the vibrant city centre with its range of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned within close proximity to the ring road giving onward travel to the A50, A52 and M1 corridor.

This spacious well presented flat should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE LOBBY

With access to:

CLOAKROOM

With low level WC, wash hand basin and heated towel rail.

LOUNGE

12' x 11'2" (3.66m x 3.40m)

With laminate floor, double glazed window to the front elevation, electric storage heater and feature fireplace with inset electric fire.

INNER HALLWAY

BEDROOM ONE

12'4" x 11'3" (3.76m x 3.43m)

With laminate floor, electric storage heater and double glazed window.

EN-SUITE BATHROOM

5'11" x 5'6" (1.80m x 1.68m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and heated towel rail.

KITCHEN

7'11" x 13'2" (2.41m x 4.01m)

With a range of work surface/preparation areas, wall and base cupboards. The kitchen has a sink unit with mixer tap and there is appliance space.

OUTSIDE

Outside the property benefits from managed communal areas and there is one car parking space available by negotiation.

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.

Road Map



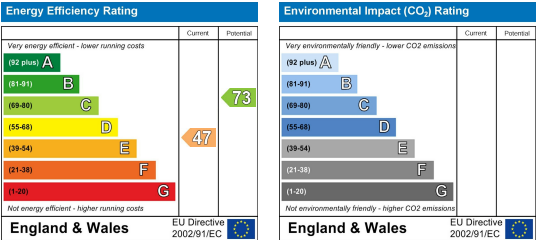
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk