Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



# 14 Brook House, Brook Street, Derby, DE1 3PF

## £875 Per Calendar

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A city centre located two bedroom apartment with secure parking.







This light and airy apartment features gas central heating, double glazing and briefly comprises, entrance hallway, two double bedrooms, bathroom with shower over bath and generous open plan living dining kitchen with appliances.

Externally, there is a secure communal car park with allocated space and secure entry hallways with video intercom.

Brook Street is located in the city centre offering ease of access to the vibrant Friar Gate area with its wealth of bars and restaurants. There are plenty of nearby convenience stores and ease of access can be sought out of the city on the A38 and A52 road networks.

### ACCOMMODATION

### HALLWAY
Main front door leading into a spacious hallway with store cupboard and radiator.

### LIVING DINING KITCHEN
18'7" x 13'3" (5.66m x 4.04m)
A large open plan space.

The kitchen is fitted with a range of wall and base units with matching cupboard and sewer fronts, granite work surfaces, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, washing machine and fridge freezer.

### BEDROOM ONE
12'5" x 8'8" (3.78m x 2.64m)
A comfortable double bedroom with double bed frame, tall double glazed window, radiator.

### BEDROOM TWO
15'1" x 8'7" (4.60m x 2.62m)
A second double bedroom also with tall double glazed window, cupboard housing boiler, radiator.

### BATHROOM
8'7" x 4'10" (2.62m x 1.47m)
Fitted with a white three piece suite composing a panelled bath with shower attachment over and screen, wash basin and WC, extractor fan and towel radiator.

### OUTSIDE
Externally, there is a secure communal car park with allocated space and secure entry hallways with video intercom.

### 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.

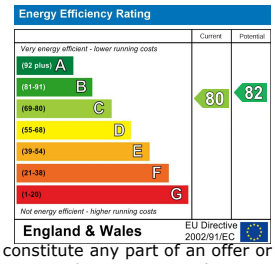
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

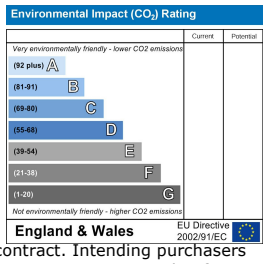
## Area Map




## Floor Plans

## Energy Efficiency Graph

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