Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

Apt 18 West Point, Brook Street, Derby, Derbyshire, DE1 3TE

£775 Per Calendar

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Situated in the heart of Derby, a short walk from the vibrant city centre, this is a top floor one bedroom apartment.
** Please note that the photos were taken at the start of the previous tenancy. As some improvement works are taking place n the apartment at the moment we have been unable to update them**

DIRECTIONS
Leave Derby city centre along King Street and at the traffic lights turn left onto Lodge Lane. Follow the road onto Bridge Street where "West Point" can be found on the left hand side.

The well proportioned and spacious accommodation briefly comprises an entrance lobby with large storage/airing cupboard and access to a open plan lounge/kitchen and dining area which is the focal point to the apartment. In addition the property boasts a double bedroom and bathroom with shower.

Outside the property benefits from managed communal gardens and there is gated access leading to a courtyard and one allocated car parking space for the apartment within a secure residents carpark.

West Point is a perfect central location in the heart of the city within ease of access to everything that the busy city centre has to offer including shops, restaurants and the Derbion shopping centre. The beautiful Darley park and Markeaton parks are only short walks away offering superb countryside walks.

Within easy reach of the university and transport links, the property is close to the ring road giving access to the A6, A52, A38 and A50 which in-turn leads to the M1.

ACCOMMODATION
Entering the property through a communal entrance door with staircase leading to the very top floor. Door to apartment.

HALL
With quality laminate flooring which runs through to the living area, access to loft, smoke alarm and electrical fuse box.

BATHROOM
6'6" x 4'10" (1.98m x 1.47m)
With low level WC, wash hand basin and bath with shower over the bath, complimentary tiling, heated towel rail and Velux style window.

BEDROOM
10'11" x 9'4" (3.33m x 2.84m)
(Restricted headroom in parts.)
With Velux style window and access to a wardrobe with sliding doors.

LIVING/KITCHEN AND DINING AREA
17'9" x 18'4" (5.41m x 5.59m)
This area is the focal point of the property and must be seen to be fully appreciated. This space incorporates a kitchen, dining and living area which has a superb open plan feel.

The kitchen area has a range of quality work surface/preparation areas, wall and base cupboards and an electric oven, hob and extractor over. There is an undermounted sink with drainer and an integrated fridge, integrated freezer, integrated dishwasher and breakfast bar wIth one space for stool beneath.

The remainder of the room offers ample space for living and dining furniture and is also complimented by four large Velux style windows making the room particularly bright and airy.

OUTSIDE
Outside the property benefits from managed communal gardens and there is gated access leading to a courtyard and one allocated car parking space for the apartment within a secure residents carpark.

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

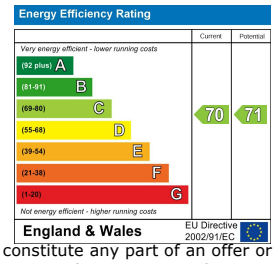
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

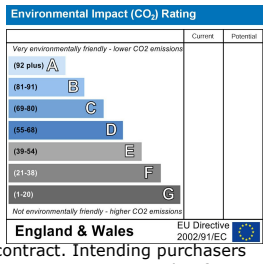
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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