



## 4B Holtlands Drive, Alvaston, Derby, DE24 0AR

**£595 Per Calendar**



A smartly presented one bedroom first floor flat close to many local amenities and various sites of Rolls Royce, Ascot Drive area and city centre.



The gas central heating (combination boiler) and UPVC double glazed accommodation comprises, first floor private hallway, open plan living dining kitchen with integrated oven and hob, double bedroom with fitted wardrobes and drawers and shower room.

There is a small front garden and ample street parking.

Available immediately.

ACCOMMODATION

GROUND FLOOR

Communal entrance hallway with stairs to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALLWAY

LIVING DINING KITCHEN

14'8" x 12' (4.47m x 3.66m)

An open plan room having a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for a washing machine and fridge freezer, fitted breakfast bar, space for a sofa and chairs, media connections, UPVC double glaze window, insect ceiling spotlights, radiator.

BEDROOM + LOBBY

A double bedroom having fitted wardrobes with hanging rail, cabinets and drawers, UPVC double glazed window, radiator.

SHOWER ROOM

7'6" x 7'4" (2.29m x 2.24m)

Spaciously appointed with a corner shower cubicle having a mains chrome overhead shower and sliding screen doors, wash hand basin and low-level WC, tiled floor, UPVC double glazed window, inset ceiling spotlights, extractor fan, towel radiator and combination boiler providing domestic hot water and gas central heating.

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.

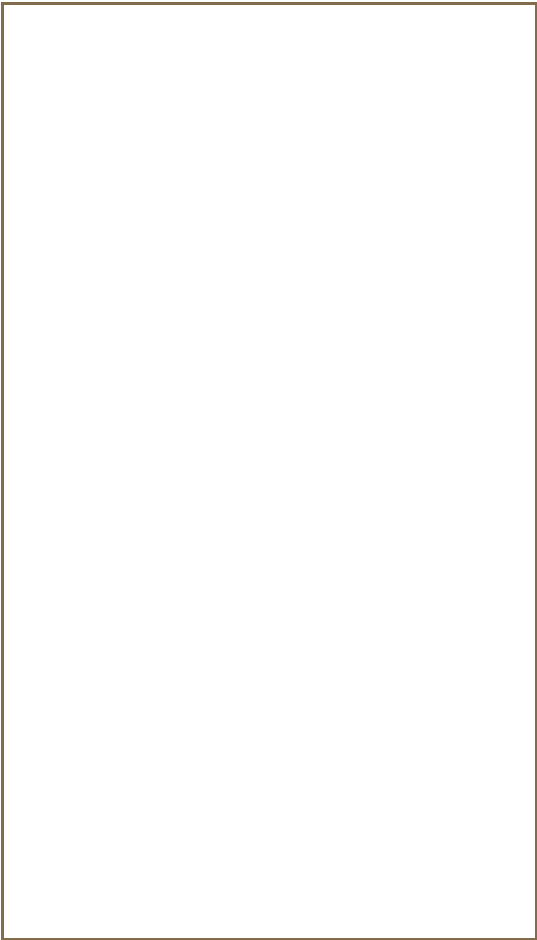
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

