



## 2 Millers Court, Edward Street, Derby, DE1 3BN

**£675 Per Calendar  
Month**



Benefitting from a private entrance within a small courtyard close to the city centre is this smartly presented one bedroom ground floor apartment.



The generous and freshly decorated accommodation comprises, entrance hallway with useful cupboard, large lounge, modern fitted kitchen with oven, hob, washing machine and fridge, double bedroom with built in wardrobe and bathroom with shower over bath.

Externally there is a small gated courtyard and street parking requiring a local residents permit.

The city centre is a short distance away and there are many useful local shopping and convenience amenities along with the beautiful Darley park.

#### ACCOMMODATION

##### ENTRANCE HALLWAY

Entering the property beneath a covered storm porch and through a timber and glazed front door into a formal hallway with vinyl flooring and built in store cupboard.

##### LIVING ROOM

13'5" x 11'9" (4.09m x 3.58m)

A generous room with vinyl flooring covering, painted beams, window, media connections and electric heater.

##### KITCHEN

11'9" x 5'8" (3.58m x 1.73m)

Well fitted with an impressive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob, extractor fan, washing machine and an integrated fridge with ice box, window looking into courtyard, electric heater.

##### BEDROOM

10'7" x 9'7" (3.23m x 2.92m)

A comfortable double bedroom with built in wardrobes, window and electric heater.

##### BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Smartly appointed with a white three piece suite comprising a panelled bath with electric shower over and screen, wash basin and WC, window, chrome towel rail and attractively tiled walls.

##### OUTSIDE

Externally there is a small gated courtyard and street parking requiring a local residents permit.

##### 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



## Energy Efficiency Graph

