



## 35 Forman Street, Derby, DE1 1JQ

**£595 Per Calendar Month**



Situated in the heart of Derby, a short walk from the vibrant city centre, this is a fully refurbished studio apartment which benefits from electric heating and double glazing.



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The current landlord has refurbished the the apartment to include a new a kitchen and shower room and in brief it comprises entrance from the ground floor with staircase leading to the upper floor and apartment. Inner lobby with access to a large living space which doubles as both a bedroom and living area. The property benefits from a kitchen with integrated Bosch oven and appliances and there is room for a fridge/freezer and washing machine. The property benefits from a shower room with electric shower and frosted double glazed window.

Forman Street is an extremely popular location within the heart of the city only a short walk from the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for ease of access to local parks and close to the ring road giving access to the A50, A52 and M1 Corridor.

This property would ideally suit a tenant looking for a smart and compact apartment, close to the city centre and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through entrance door with staircase leading to the first floor. Entrance to apartment which reveals:

## INNER LOBBY

## LIVING SPACE

12'1" x 15'5" (3.68m x 4.70m)

(Maximum measurement)

This room is the focal point of the property which is both the living area and the bedroom. The room has two double glazed windows and two electric radiators.

## KITCHEN

12'4" x 9'2" (3.76m x 2.79m)

(Maximum measurement)

With a range of work surface/preperation areas, wall and base cupboards, Bosch oven, hob and extractor over. The kitchen has a stainless steel sink unit and there is space for a washing machine, useful drawers, space for freestanding fridge/freezer and double glazed window.

## SHOWER ROOM

Situated just the lounge, the shower room has a low level WC, wash hand basin and shower cubicle with glazed screen, frosted double glazed window and heated towel rail.

## OUTSIDE

There is no garden to this property but there is on street permit/paid parking aswell as a car park directly opposite.

## 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.

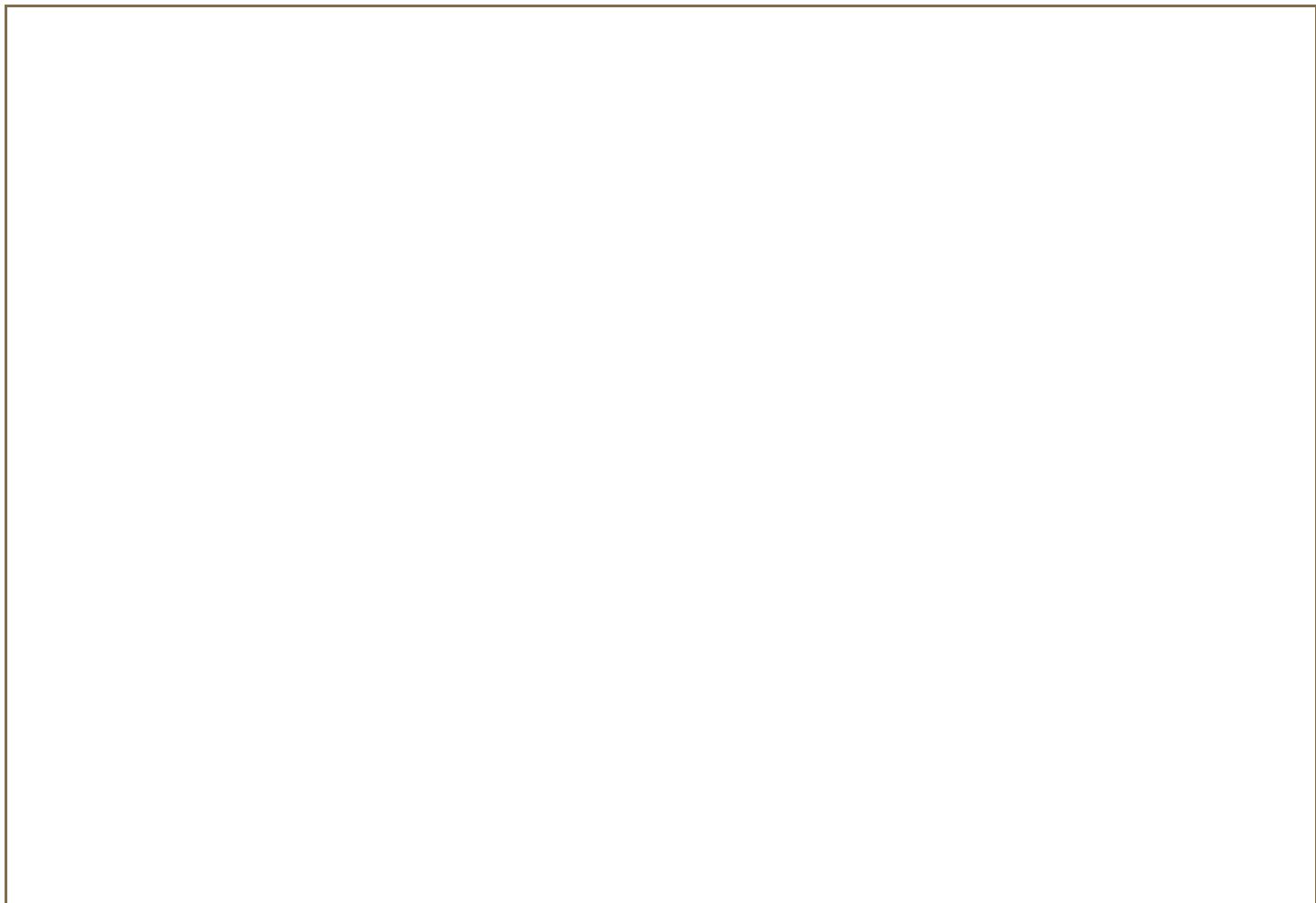
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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



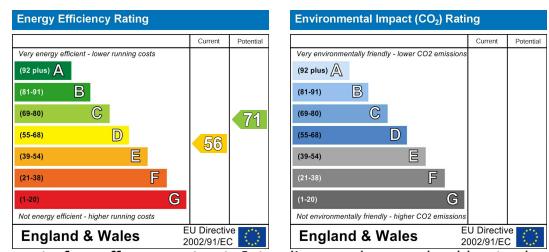
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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