



29 Norfolk Gardens, Derby, DE22 1AJ

£425 Per Calendar



A purpose built second floor studio apartment providing an ideal property for a single person occupying an exceptionally convenient position within easy reach of Derby city centre and the adjacent Darley Park.



DIRECTIONS

The property can be reached by leaving Derby city centre along Duffield Road and Norfolk Gardens is found on the left hand side at the junction between Beech Drive and Duffield Road. Turn left onto Beech Drive, off which access can be gained to Norfolk Gardens. The property is situated in the main block, on the second floor, behind a secure intercom system.

A compact studio flat situated on the second floor ideal for a single person. The UPVC double glazed accommodation briefly comprises an entrance hall, living kitchen/bedroom and bathroom.

Norfolk Gardens enjoys a highly convenient position within this established popular residential location close to Derby city centre, is well within walking distance of the Broadway public house and is just a few moments' walk from the beautiful Darley Park. Norfolk Gardens is brilliantly positioned for access to Derby University and is within easy reach of the A38 giving onward travel to the M1 corridor.

ACCOMMODATION

Approached via a communal ground floor entrance hall, with staircase or lift providing access to the upper floors, no. 29 is situated on the second floor and comprises of the following detailed accommodation:

ENTRANCE HALL

With storage cupboard

LIVING KITCHEN / BEDROOM

14'4 x 14'4 (4.37m x 4.37m)

This room has a double glazed window overlooking the front elevation and TV point. The kitchenette area includes sink with drainer, electric hob, washing machine and fridge/freezer. Convactor heater with timer.

BATHROOM

7'7 x 4'7 (2.31m x 1.40m)

With low level WC, pedestal wash hand basin, bath with shower over, airing cupboard and hot water tank. Convactor heater.

OUTSIDE

Norfolk Gardens stands within communal gardens.

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.

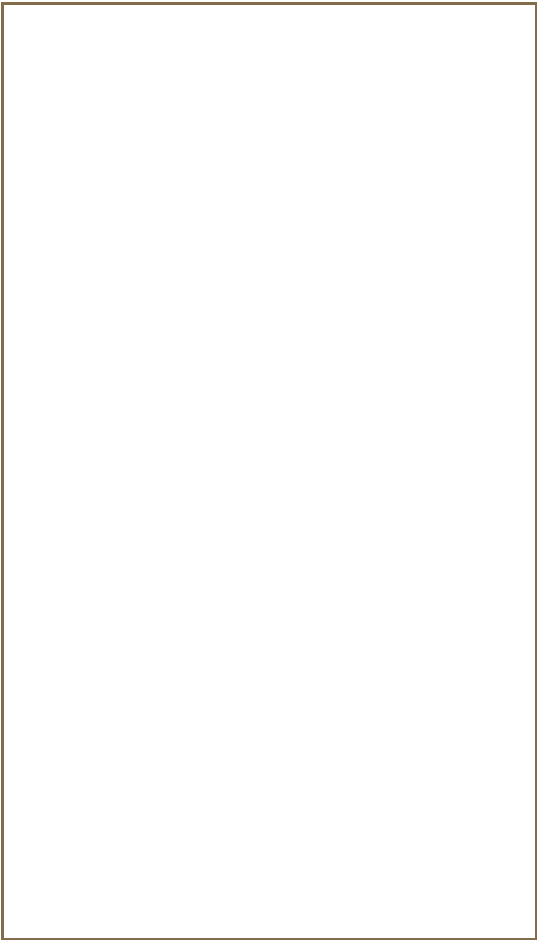
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

