



Flat G 33 Hartington Street, Derby, DE23 8EB

£575 Per Calendar



A neat and tidy two bedroom loft-style self contained flat with modern kitchen and shower room positioned on the third floor.



The third floor flat is accessed by internal stairs and comprises, entrance hallway, lounge, kitchen with oven, hob, fridge and freezer, two bedrooms and shower room.

The property is located close to the city centre, Burton Road and Normanton area surrounding by an excellent range of shopping and service facilities.

ACCOMMODATION

Offering convenient living with the water bills included in the rent together with use of shared Internet and shared laundry space with washing machine.

GROUND FLOOR

Main Entrance Hallway with stairs to all floors.

THIRD FLOOR

Private Entrance Door into:

ENTRANCE HALLWAY

With coat hanging hooks, access into all rooms.

LOUNGE

11'6" x 10'11" (3.51m x 3.33m)

Having laminate floor covering, Velux window, media connections.

BEDROOM ONE

10'4" x 9'5" (3.15m x 2.87m)

Laminate floor covering, Velux window, wardrobe.

BEDROOM TWO

10'4" x 7'3" (3.15m x 2.21m)

Laminate floor covering, Velux window, single bed with mattress, storage unit.

KITCHEN

10'11" x 8'5" (3.33m x 2.57m)

Appointed with a range of fitted base units of matching cupboard and drawer front la, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven hob and grill, fridge and freezer, Velux window.

SHOWER ROOM

7'10" x 4'10" (2.39m x 1.47m)

Appointed with a double width shower cubicle with tiled walls, sliding screen door and electric shower, wash hand basin and low level WC, vinyl tiled floor, extractor fan.

OUTSIDE

Street parking requiring a residents permit. Viewers are advised to observe local parking restrictions.

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.

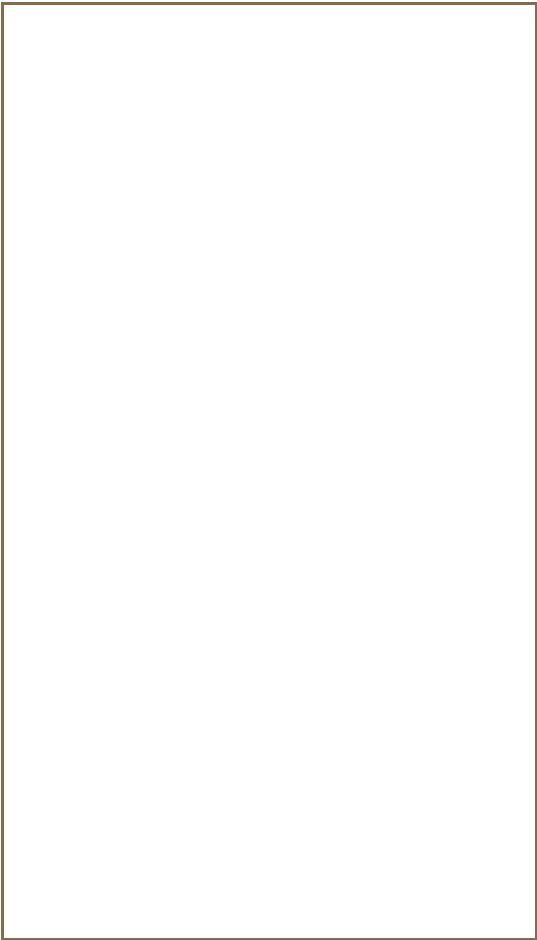
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

