

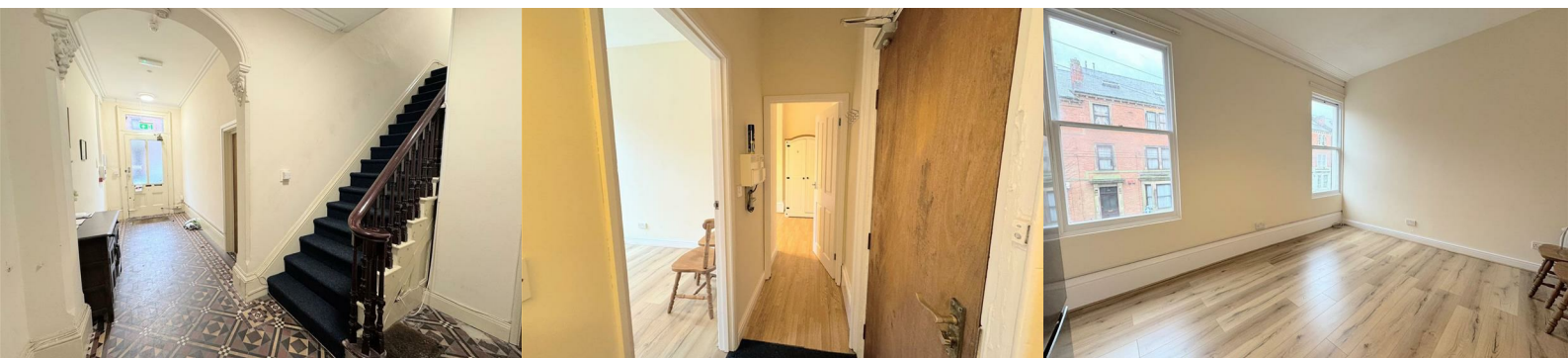


Flat C, 33 Hartington Street, Derby, DE23 8EB

£570 Per Calendar



Situated in the heart of Derby, a short walk from the city centre, this is a one bedroom furnished flat. Water bills included in the rent together with use of shared Internet and shared laundry space with washing machine



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Internally the accommodation comprises a communal entrance hall with staircase leading to the first floor where the front door opens to an entrance hallway, living kitchen with cooker, fridge freezer and seating area. There is a bedroom with double bed and window overlooking the front elevation and a bathroom with bath and shower. On street permit parking to the front.

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Hartington Street is situated within walking distance of the vibrant city and this affordable flat should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through:

COMMUNAL ENTRANCE HALL

With staircase leading to the first floor. Door into flat.

HALLWAY

With control for intercom system.

LIVING KITCHEN

14'8" x 11'5" (4.47 x 3.48)

With a stainless steel sink unit with drainer, storage cupboards, electric cooker and freestanding fridge freezer. Laminate floor, two windows too the front elevation, sofa and armchair.

BEDROOM

14'9" x 8'0" (4.50 x 2.44)

With a window to the front elevation, laminate floor, double bed and wardrobe.

BATHROOM

11'5" x 5'5" (3.48 x 1.65)

With a low level WC, pedestal wash hand basin and bath with shower over the bath, complimentary tiling to the walls and floor and extractor fan. Airing cupboard with hot water tank.

OUTSIDE

Outside the property benefits from on street permit parking.

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.

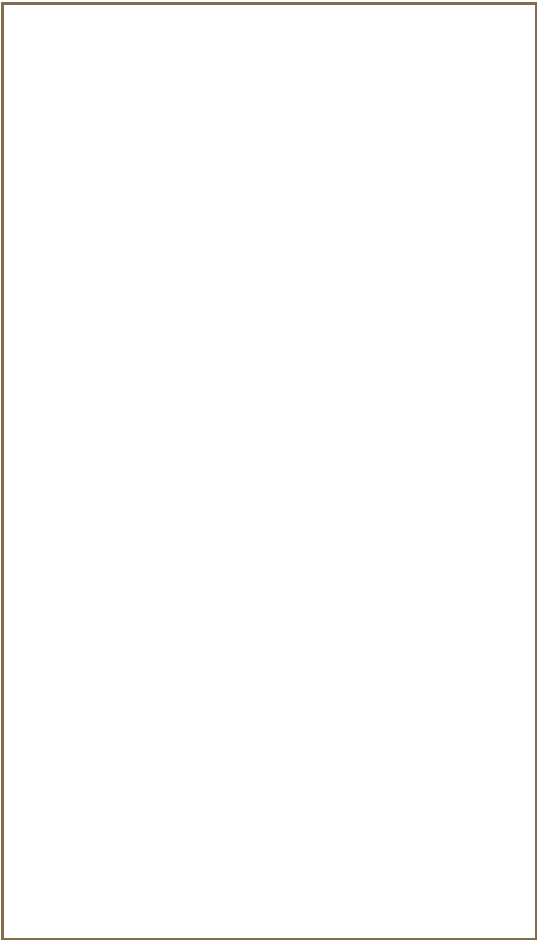
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

