Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Flat 4, 203 Uttoxeter New Road, Derby, DE22 3NP

£600 Per Calendar

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A one bedroom first floor flat conveniently located between the city centre and Royal hospital.







The gas centrally heated accommodation comprises, lounge with gas fire, inner hallway leading into a fitted kitchen, bathroom and double bedroom.

Outside there is a communal parking area to rear.

The property is located in the Rowditch area of Derby between the city centre and Royal hospital having a frequent public transport service.

ACCOMMODATION

COMMUNAL ENTRANCE
Main front door with stairs leading to all floors.

FIRST FLOOR
Entering the flat into:

LOUNGE
13'11" x 10'9" (4.24m x 3.28m)
Having a UPVC double glazed window, gas fire and radiator.

INNER LOBBY

KITCHEN
7'11" x 7'4" (2.41m x 2.24m)
Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, cooker with gas hob, space for a fridge freezer and washing machine, wall mounted Worcester combination boiler providing domestic hot water and gas central heating, UPVC double glazed window and radiator.

BEDROOM
11'11" x 11'5" (3.63m x 3.48m)
A double bedroom with UPVC double glazed window, radiator and emergency access door.

BATHROOM
White three piece suite comprising a panelled bath with mains shower over, wash basin, built in store cupboard and extractor fan.

OUTSIDE
There is a communal parking area to rear.

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

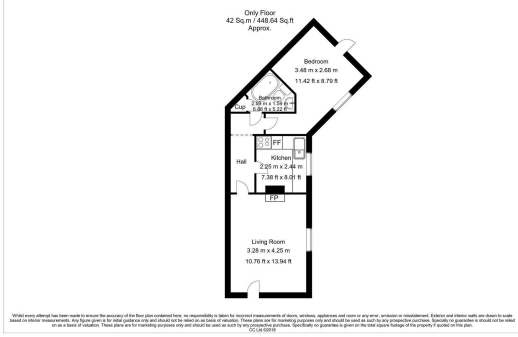
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(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.

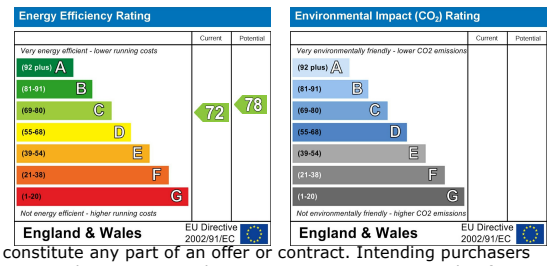
Area Map



Floor Plans



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.
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