

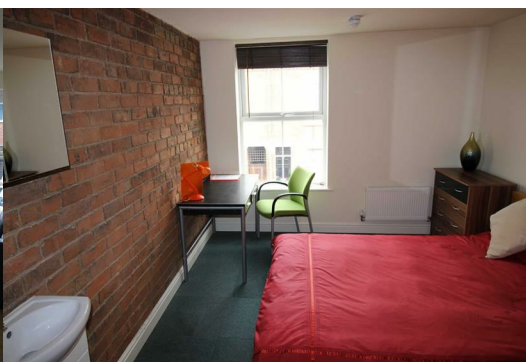


55 Westbury Street, Derby, DE22 3PP

£109 Per Week



- * INCLUDES BILLS* & Council Tax
- CLOSE TO THE DERBY ROYAL HOSPITAL
- 10 bed shared house.
- * Weekly Cleaner for communal areas
- * Very large Communal Area
- * Vanity sinks in all rooms
- * High Speed BB & WiFi, included *



GENERAL INFORMATION

- * INCLUDES BILLS, Council Tax * Weekly Cleaner for communal areas
- * NO FEES (agents / referencing / signing etc) * Vanity sinks in all rooms
- * High Speed BB & WiFi

SMALLER GROUPS OR INDIVIDUALS WELCOME

GROUND FLOOR

Spacious Living Room & Kitchen

With an extensive range of kitchen cupboards and laminate work top food preparation surfaces, tiled splash backs, three electric ovens, three gas hobs all with extractor fans over, three stainless steel sink and drainers, two fridges and freezers, dishwasher, washing machines and tumble dryer. Breakfast bar with stools, 42 Inch Flat screen TV, Yourview Box and large leather sofa.

Bedroom

Upvc double glazed window, carpeted, thermostatically controlled gas central heating radiator, wash hand basin on a vanity unit, mirror bathroom cabinet with light and electric shaver/toothbrush point, CAT 5 cable port, Digital TV aerial port. Furnished to suit which can include; a double bed, wardrobe, bedside cabinet, desk and chair.

Cloakroom WC

FIRST FLOOR

Landing

Two Shower Rooms & WC

Separate WC

SECOND FLOOR

Landing

Bathroom with Shower Over & WC

Separate WC

OUTSIDE

There is street parking available to the front of the property.

To the rear there is a level yard with pedestrian and bin access to the front.

Secure Bike Store.

VIEWINGS

Viewings are available immediately, please contact BB&J Lettings on 01332 384438.

Please note:

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

GENERAL INFORMATION

- * INCLUDES BILLS, Council Tax * Weekly Cleaner for communal areas
- * NO FEES (agents / referencing / signing etc) * Vanity sinks in all rooms
- * High Speed BB & WiFi * Brand New facilities for groups or individuals

8 rooms available at £87 per week - this price will also include all utility bills, internet & Council Tax
1 room available at £79 per week - this price will also include all utility bills, internet & Council Tax

A superb newly developed house share offering a quality and comfortable living environment. The accommodation is ideally suited towards the student studying at University or Hospital. The property would equally suit young professionals working in or around the Derby area.

As well as CAT 5 cable ports (High Speed Internet Connection) in each bedroom there is also Virgin fibre optic Wi-Fi available throughout the entire house included in the rent.

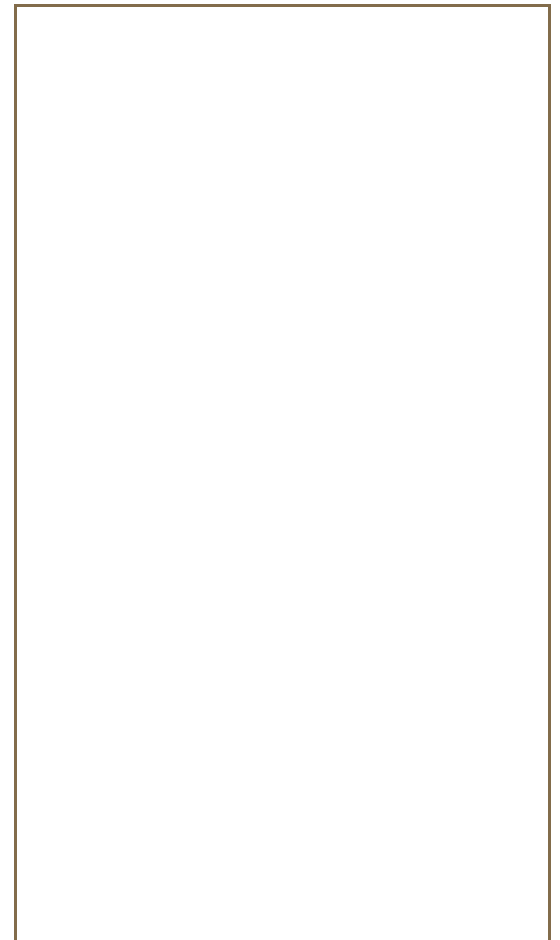
RENT INCLUSIVE OF UTILITY BILLS, INTERNET BILLS & COUNCIL TAX

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

