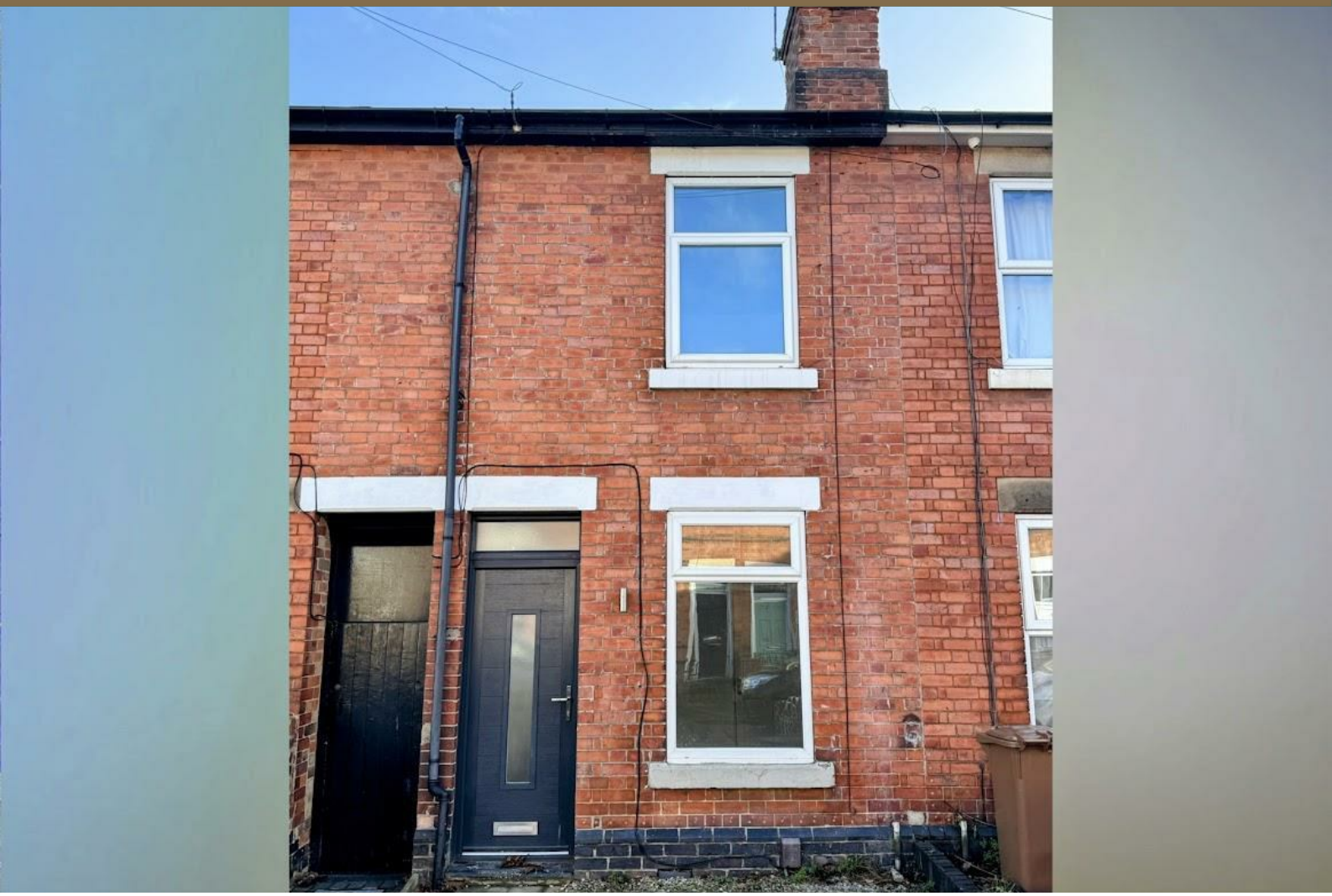
Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



# 8 Cowley Street, Derby, DE1 3SN

## £975 Per Calendar

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A brand newly refurbished two bedroom property located in this ever popular location just off Kedleston Road close to local shops and the city centre.

The property includes a brand new kitchen and bathroom, fresh redecoration, new flooring including laminate to the ground floor and carpeting to bedrooms.

The brand newly refurbished interior provides gas centrally heated and UPVC double glazed accommodation comprising, front lounge, inner lobby with useful under stairs store cupboard, superb plan dining kitchen, the kitchen having an integrated oven hob and extractor fan with space for further appliances, to the first floor there are is one very large bedroom, a generous second bedroom, (both being newly carpeted) and finally a beautifully appointed bathroom suite with shower over bath.

Externally there is an enclosed low maintenance rear garden and street parking to the front. There is also a walled forecourt relieving the property from the road and gated rear access.

Cowley Street is a highly convenient residential location accessed from Kedleston Road where there are local shops, cafe and popular public houses. The city centre, Markeaton park and University of Derby are all within easy reach.

**ACCOMMODATION**

**GROUND FLOOR**

**LOUNGE**
11'2" x 10'10" (3.40m x 3.30m)
Entering the property through an attractive front door into a formal front reception room with UPVC double glazed window, laminate flooring, shelf and cupboard, radiator.

**INNER LOBBY**
With useful understairs store cupboard.

**OPEN PLAN DINING KITCHEN**
With laminate floor covering running throughout.

**DINING AREA**
12' x 10'5" (3.66m x 3.18m)
Providing ample space for a dining table and chairs, newly carpeted stairs lead to the first floor, central heating radiator and open plan access into

**KITCHEN**
9'11" x 6'2" (3.02m x 1.88m)
Appointed with a quality new kitchen range with matching cupboard and drawer fronts in dark grey, low profile laminate work surfaces, tiled walls, stairs steel sink and drainer, electric oven, gas hob and an extractor fan over, space for a washing machine and fridge freezer, concealed combination boiler providing domestic hot water and gas central heating, UPVC double glazed window and door, inset ceiling spotlights.

**FIRST FLOOR**

**PASSAGED LANDING**
Newly carpeted.

**BEDROOM ONE**
14'1" x 11'2" (4.29m x 3.40m)
A large bedroom being newly carpeted with front facing UPVC double glazed window, feature fireplace and radiator.

**BEDROOM TWO**
12'1" x 7'7" (3.68m x 2.31m)
A generous second bedroom being newly carpeted with rear facing UPVC double glazed window, built-in cupboard and radiator.

**BATHROOM**
9'5" x 6'5" (2.87m x 1.96m)
Beautifully appointed with a brand-new white three-piece suite comprising a panelled bath with mains chrome shower over and screen, tiled walls and extractor fan, wash hand basin sat on a vanity unit and low-level WC, tiled floor inset ceiling spotlights and towel radiator.

**OUTSIDE**
Externally there is an enclosed low maintenance rear garden and street parking to the front. There is also a walled forecourt relieving the property from the road and gated rear access.

**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

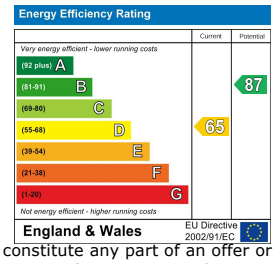
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

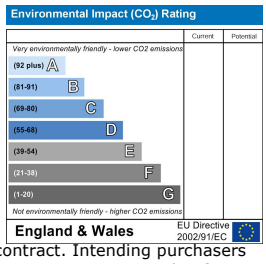
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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