



## Flat 2, 127 London Road, Derby, Derbyshire, DE1 2QN

**£475 Per Calendar**



Enjoying a convenient location for direct access to the city centre, train station and Pride Park, is this open plan, first floor studio flat. Internally there is an entrance hallway with access into a shower room and spacious open plan room with fitted bed, lounge area and kitchen with appliances.

An ideal city centre base.



## DIRECTIONS

The property is accessed from Wellington Street at the junction with London Road.

## ACCOMODATION

### COMMUNAL ENTRANCE

Stairs to first floor

### PRIVATE ENTRANCE HALLWAY

### SHOWER ROOM

Shower cubicle with electric shower over, wash basin and WC.

### LARGE OPEN PLAN STUDIO

A large open plan studio room having a built-in bed frame with surrounding cupboards. Kitchen area with store units and appliances.

### 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.

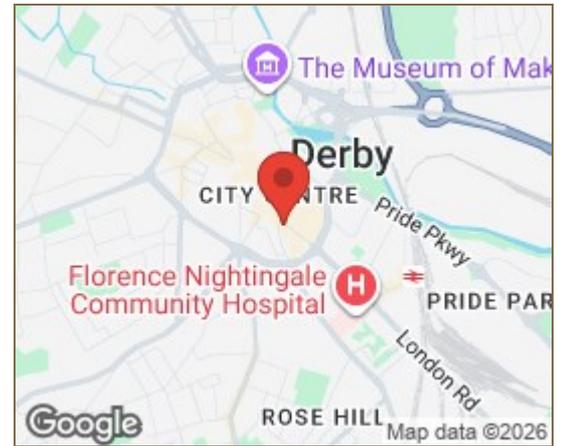
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

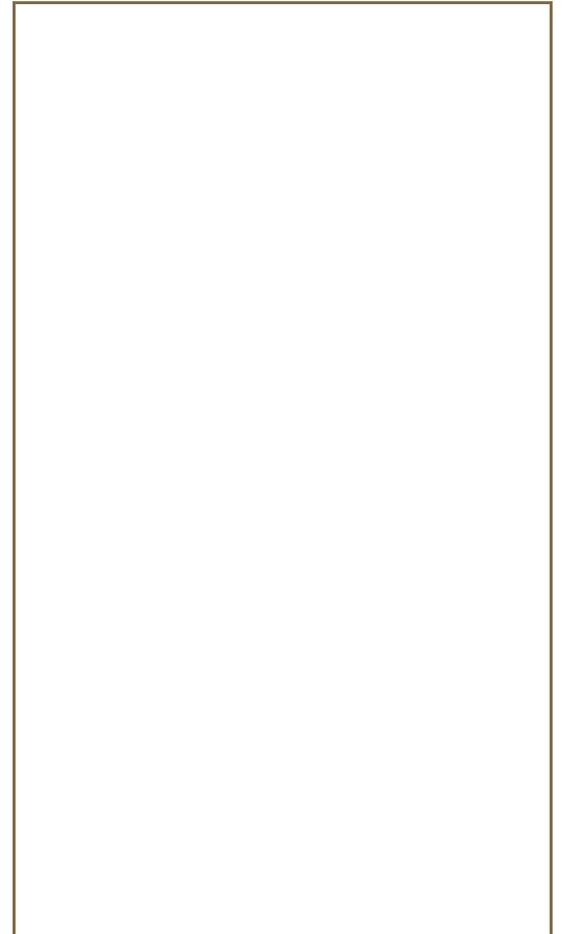
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

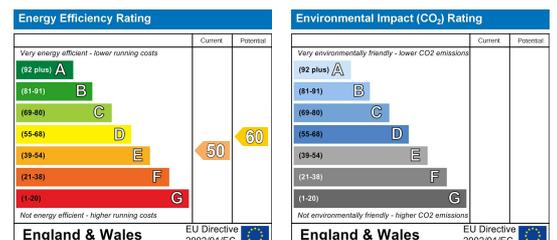
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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