



Flat 22, Gill Court Derby Road, Belper, DE56 1AB

£995 Per Calendar



Enjoying a central position to the impressive range of amenities and facilities in Belper town centre, this is a spacious and well presented two bedroom, two bathroom first floor apartment with superb open plan living dining kitchen.



The gas centrally heated and UPVC double glazed accommodation briefly comprises, formal entrance hallway with telephone intercom and deep storage cupboard, principal bedroom with Juliet balcony, fitted wardrobes and ensuite, double bedroom two, main bathroom, superb open plan living dining kitchen with Juliet balcony and a fitted kitchen with integrated appliances.

Externally there are pleasant managed communal gardens and car park where there is an allocated car parking space.

The property is located a short distance from the many amenities and facilities found within Belper town centre including a supermarket, petrol station, popular public houses and cafés, retail outlets and a frequent public transport connecting to Derby city centre and further northern Derbyshire towns and villages.

ACCOMMODATION

GROUND FLOOR

PRIVATE ENTRANCE HALLWAY

Entering the apartment into a formal hallway with a deep store cupboard also housing a combination boiler, intercom telephone, radiator.

OPEN PLAN LIVING DINING KITCHEN

LIVING DINING AREA

17'3" x 14'6" (5.26m x 4.42m)

A spacious area being carpeted having a front facing Juliet balcony with fitted curtains, media connections, inset ceiling spotlights, radiator.

KITCHEN AREA

12' x 5'7" (3.66m x 1.70m)

Appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate works surfaces and matching splashback, stainless steel sink and drainer, integrated electric oven, gas hob and extractor fan, integrated fridge, freezer, washing machine and dishwasher, tiled floor, UPVC double glazed window with far reaching view.

BEDROOM ONE

11'1" x 10'3" (3.38m x 3.12m)

A spacious double bedroom having fitted wardrobes with sliding doors, Juliet balcony with an aspect towards Belper Rugby club, fitted curtains, radiator.

EN-SUITE

4'4" x 4' (1.32m x 1.22m)

Smartly appointed with a walk-in shower cubicle with a mains chrome shower and sliding screen door, wash hand basin and low-level WC with concealed cistern, tiled walls, storage sill, bathroom cabinet, UPVC double window, extractor fan, radiator.

BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m)

A second spacious double bedroom having a UPVC double glazed window also with an aspect towards Belper Rugby club, fitted curtains, radiator.

BATHROOM

8' x 5'6" (2.44m x 1.68m)

Appointed with a white three-piece suite comprising a panelled bath with a shower over and screen, wash hand basin and low-level WC, tiled walls, vinyl floor covering, extractor fan, radiator.

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

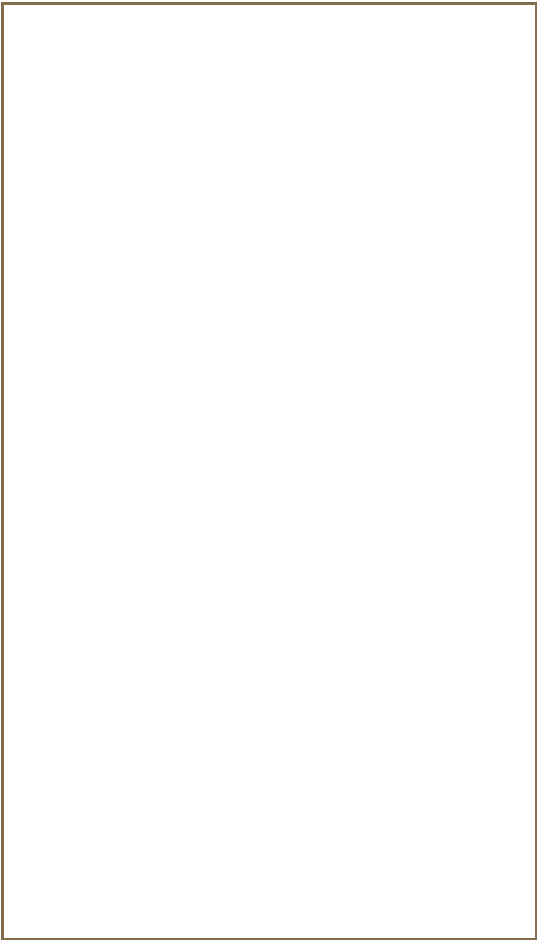
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

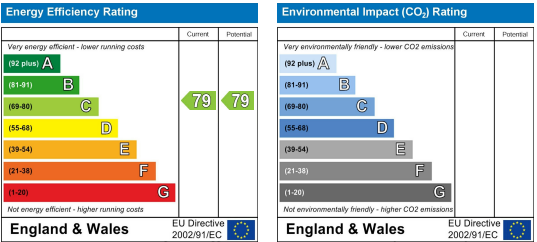
Area Map



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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