



## 9 Riverside, Stuart Street, Derby, Derbyshire, DE1 2EQ

**£750 Per Calendar**



A smartly presented two double bedroom part furnished apartment with a spacious open plan living dining kitchen and Juliet balcony located in the city centre.



ENTRANCE HALLWAY

Telephone intercom system, coat hanging hooks.

UTILITY CUPBOARD

With an automatic washing machine and storage area

Open Plan Living Dining Kitchen

LIVING DINING AREA

17'9 x 10'8 (5.41m x 3.25m)

Laminate flooring throughout, media connections, electric heater access to the Juliet balcony, furnished with two sofa's, dining table and four chairs, TV and stand, bookcase

KITCHEN AREA

10'2 x 6'1 (3.10m x 1.85m)

Fitted with a range of wall and base kitchen cupboards, laminate work surfaces, stainless steel 1.5 sink and drainer, integrated electric oven, hob and extractor fan, fridge freezer and microwave, also furnished with a small variety of cooking utensils and tableware.

BEDROOM ONE

14'11 x 8'0 (4.55m x 2.44m)

Tall window, electric heater, furnished with a double divan bed frame and mattress, two chest of drawers and wardrobe

BEDROOM TWO

12'0 x 8'10 (3.66m x 2.69m)

Tall window, electric heater, furnished with a double divan bed frame and mattress, chest of drawers and wardrobe

BATHROOM

7'4 x 6'4 (2.24m x 1.93m)

Fitted with a white three piece suite comprising panelled bath with mains shower over and screen, wash hand basin and low level WC, tiled walls and floor, inset ceiling downlighters, extractor fan and chrome towel heater

OUTSIDE

Secure gated car parking facility. Ease of access to the city centre across a bridge direct to the Cathedral Quarter area. Derby bus station and Intu shopping centre are close by as is the Pride Park area of the city connected by a cycle path

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.

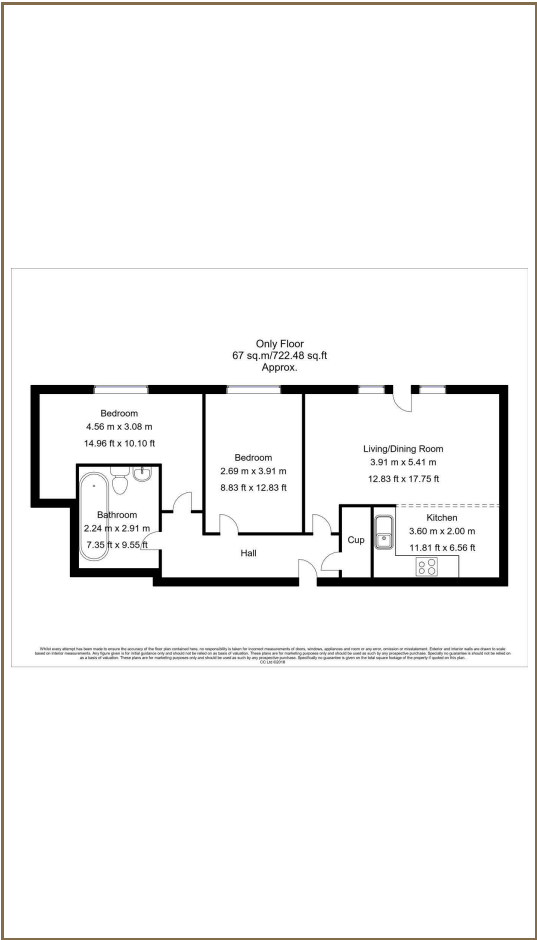
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

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](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

