



## Flat 2, 125 Blenheim Drive, Allestree, Derby, DE22 2LF

**£750 Per Month**



Situated in the heart of Derby, above a parade of commercial premises, this is a beautifully presented one bedroom flat which benefits from gas central heating and double glazing.



Internally the accommodation is accessed through a communal entrance door and stairs lead to the main door of the property. The flat boasts an entrance hall, lounge and open plan access to a kitchen with recently installed integrated appliances and utility space. There is one good sized bedroom and bathroom.

Outside there is on street parking.

Blenheim Drive is a much sought after residential location in the heart of Allestree. The property is a short walk from a range of facilities including shops, schools and medical provision. The property is perfectly located for ease of access to Woodlands School and a short bus journey/drive to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre.

This property is well located for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION

Entering the property through communal entrance doors with staircase leading to the main door of the property. Entering the property into:

ENTRANCE HALL

With access to loft, coat hanging space and radiator.

BATHROOM

6'11" x 5'5" (2.11m x 1.65m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and complementary tiling.

LOUNGE

11'1" x 12'7" (3.38m x 3.84m)

With double glazed window and radiator.

KITCHEN

10'2" x 7'2" (3.10m x 2.18m)

With a range of work surface/preparation areas, wall and base cupboards, integrated oven, hob and extractor. The kitchen has a sink unit with drainer and there is a double glazed window, space for a small breakfast table, space for a washing machine and boiler providing domestic hot water and central heating.

BEDROOM ONE

10'1" x 12'6" (3.07m x 3.81m)

With double glazed window and radiator.

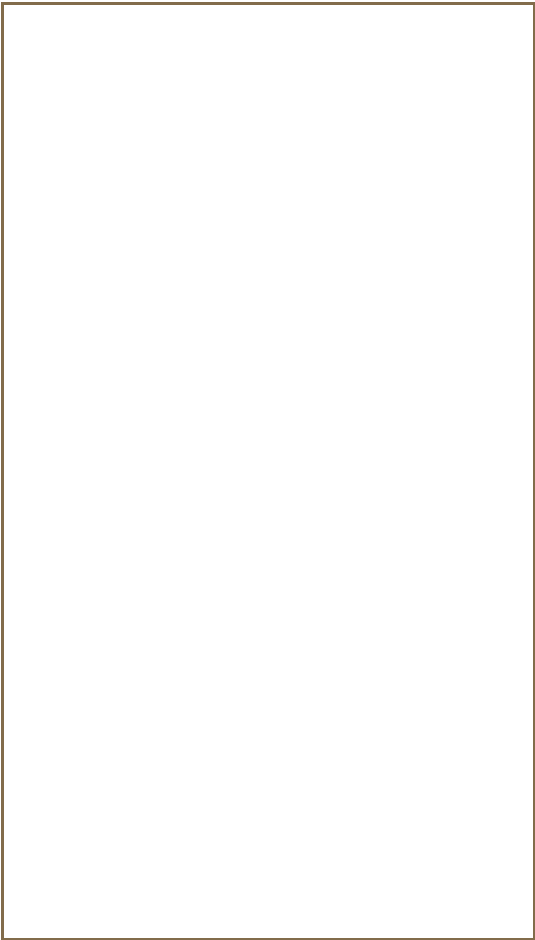
OUTSIDE

Outside the property benefits from on street parking.

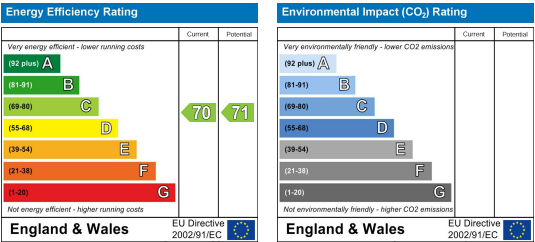
Area Map



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. 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)