



## 10 Battersea Park Way, Derby, DE22 4LT

**£1,000 Per Calendar**



A two double bedroom modern townhouse with tandem driveway located in this popular location and development off Prince Charles Avenue.



The gas centrally heated and UPVC double glazed accommodation comprises, spacious reception room, inner lobby with cloakroom WC, dining kitchen, two double bedrooms and bathroom with shower over bath.

Externally there is a tandem driveway providing allocated car parking for two cars. To the rear is a low-maintenance garden with patio and shed.

The property is located on a modern development off Prince Charles Avenue in this popular residential location having an excellent range of local facilities and amenities including grocery stores, newsagents, post office, public houses and with a direct public transport link to Dery Royal Hospital.

**ACCOMMODATION**

**GROUND FLOOR**

**LOUNGE**

12'6" x 12'1" (3.81m x 3.68m)

Main front door, inset floor mat, quality vinyl flooring, UPVC double glazed window, media connections, radiator and stairs to first floor.

**INNER LOBBY**

**CLOAKROOM**

Low level WC and wash basin, extractor fan and radiator.

**KITCHEN DINER**

12'1" x 8'9" (3.68m x 2.67m)

Well fitted with a range of wall and base units with matching cupboard and drawer fronts, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for further appliances, concealed boiler, quality vinyl flooring, UPVC double glazed window and door to garden, radiator.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

12'1" x 8'9" (3.68m x 2.67m)

A spacious double bedroom with rear facing UPVC double glazed window, radiator.

**BEDROOM TWO**

12'1" x 7'9" (3.68m x 2.36m)

A second generous double bedroom with front facing UPVC double glazed window and radiator.

**BATHROOM**

8'8" x 4'9" (2.64m x 1.45m)

Fitted with a white three piece suite comprising a panelled bath with shower over, wash basin and WC, tiled walls, vinyl flooring, extractor fan and radiator.

**OUTSIDE**

Externally there is a tandem driveway providing allocated car parking for two cars. To the rear is a low-maintenance garden with patio and shed.

**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.

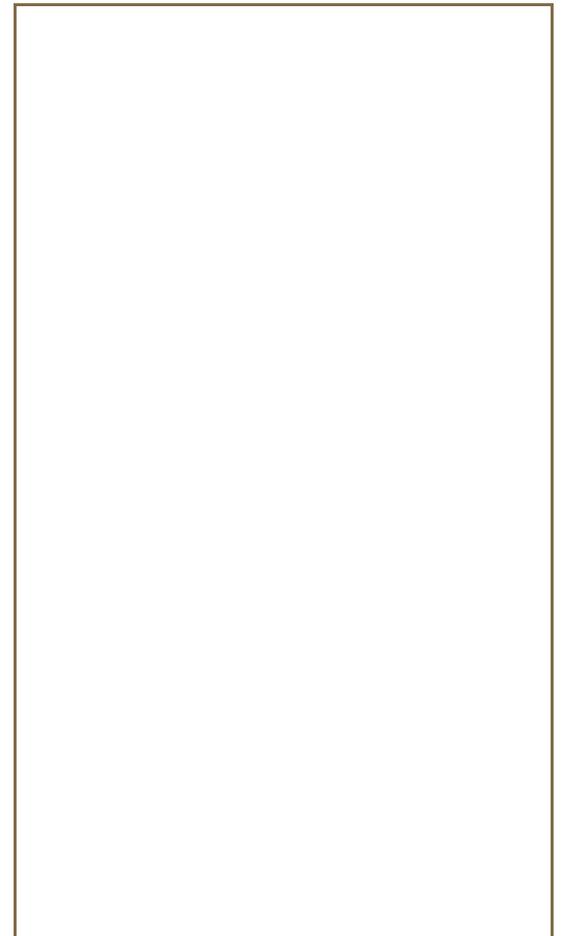
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

