

**12a Melton Court, Ashbourne Road, Derby,
DE22 3BF**

£850 Per Calendar



LUXURY FULLY FURNISHED TWO BEDROOM APARTMENT in the popular Melton Court development situated within walking distance to the City centre. This accommodation is of a high quality throughout and benefits from a secure allocated parking space. ****NO PETS****



ACCOMODATION

Enjoying a highly convenient position, this two double bedroom apartment is located in a well regarded development known as Melton Court offering modern living accommodation with added benefit of sealed unit double glazing and electric heating.

The light and spacious living accommodation briefly comprises entrance hall with intercom system, spacious open plan living dining room with Juliet balconies, open plan kitchen with a range of appliances, the principle bedroom has an ensuite bathroom, further double bedroom and bathroom.

ENTRANCE HALL

With wooden floor, Intercom handset, storage closet and access to all rooms

OPEN PLAN LIVING DINING ROOM

15'04" x 12.08" (4.67m x 3.66m.2.44m)

Continuation of the wood floor, TV aerial point, two Juliet balconies with sealed unit double glazed doors and ample dining space. Furnished with large corner settee, tv cabinet and dining room table and four chairs.

OPEN PLAN KITCHEN

11'06" x 6'04" (3.51m x 1.93m)

Range of fitted base, wall and drawer units, granite preparation surfaces with matching splash backs, inset sink unit with mixer tap, integrated electric hob, oven and extractor fan, wood floor and integral washing machine, fridge freezer and slimline dishwasher.

BEDROOM ONE

15'06" x 10'09" (4.72m x 3.28m)

Carpeted and fitted with electric radiator, double glazed window to rear. Furnished with double bed and fitted wardrobes.

ENSUITE

Ceramic wall and floor tiling, full suite comprising panelled bath, pedestal wash basin and WC, shaving point, mirror, two bathroom cabinets, heated towel rail and extractor fan

BEDROOM TWO

11'05" x 8'08" (3.48m x 2.64m)

Carpeted and fitted with electric radiator, double glazed window to rear. Furnished with double bed and fitted wardrobes.

SHOWER ROOM

Tiled floor, shower cubicle with mains mixer shower, wc, hand basin, heated towel rail, mirrored bathroom cabinet, glass shelf and extractor fan.

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.

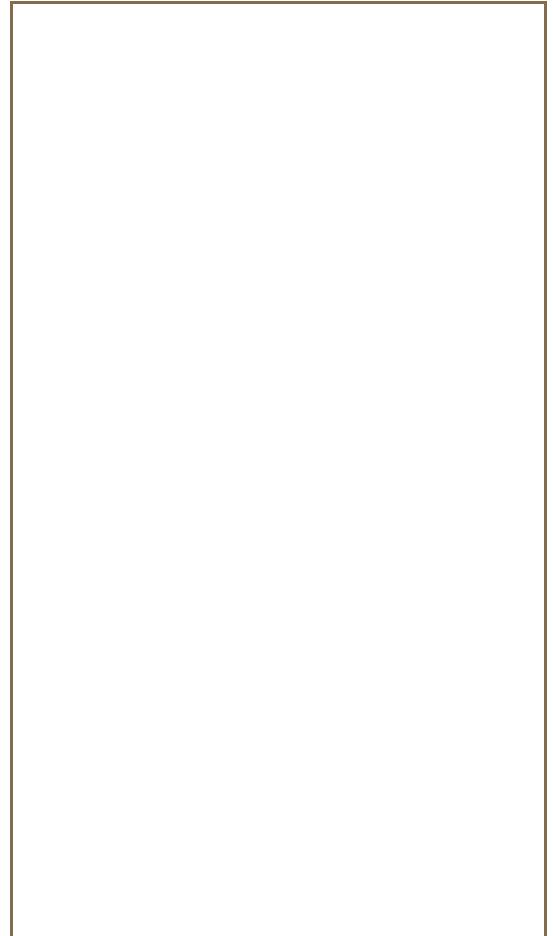
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

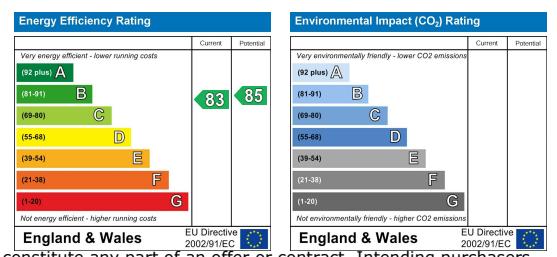
Area Map



Floor Plans



Energy Efficiency Graph



Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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