



Apartment 23, 20, Burgess Mill Manchester Street, Derby, DE22 3GB

£695 Per Calendar



Located off Ashbourne Road, close to the city centre is this smartly presented one bedroom duplex apartment with kitchen appliances included.



The gas centrally heated and UPVC double glazed accommodation is accessed from the second floor of this popular apartment development and comprises, private entrance/landing area with stairs to the lower ground floor living area, double mezzanine bedroom with en-suite shower and WC. The lower level living accommodation is spacious and open plan with ample space for all furniture, a deep built-in storage cupboard along with a fully fitted kitchen with oven, hob, fridge with small freezer compartment and washing machine.

Externally the development is securely surrounded with keypad gated access and residents car park.

ACCOMMODATION

COMMUNAL HALLWAY AND STAIRS

SECOND FLOOR

PRIVATE ENTRANCE HALLWAY

Entering the property into an entrance/landing area with stairs down to the main living accommodation.

MEZZANINE BEDROOM

10'9" x 8'8" (3.28m x 2.64m)

A comfortable double sized bedroom with an aspect towards the lower ground floor, newly carpeted, media connections, central heating radiator and access into:

EN-SUITE

8' x 3'3" (2.44m x 0.99m)

Appointed with a shower cubicle with tiled walls, bi-folding shower screen door and a mains chrome shower, pedestal wash hand basin with a tiled splashback and low-level WC, wood effect vinyl flooring, inset ceiling downlights and extractor fan.

LOWER GROUND FLOOR

LIVING ROOM

18'8" x 12'1" (5.69m x 3.68m)

A very spacious reception area having a front facing UPVC double glazed window with Venetian blinds, two central heating radiators, telephone intercom system, built-in understairs store cupboard, additional cupboard housing the combination boiler providing domestic hot water and gas central heating, media connections, open plan access into:

KITCHEN

11'6" x 5'11" (3.51m x 1.80m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob, integrated fridge with small freezer compartment, washing machine, wood effect vinyl flooring.

OUTSIDE

Secure gated pedestrian and vehicular access into the development.

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.

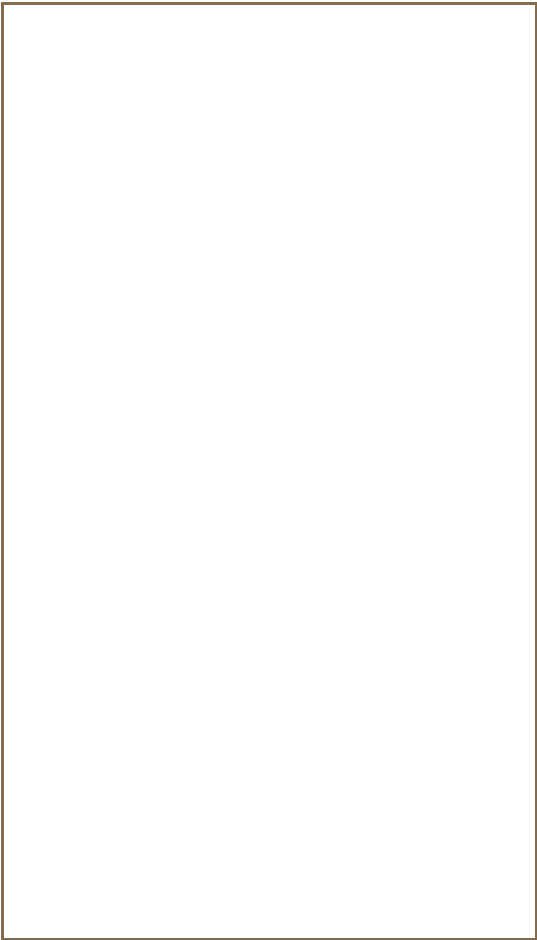
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

