



31 Auriga Court, Derby, Derbyshire, DE1 3RH

£850 Per Calendar



A top floor, two double bedroom, two bathroom, spacious apartment with superb open plan living dining kitchen in the much favoured Chester Green area immediately adjoining the city centre.

This excellent apartment is offered on a part-furnished basis to include bedroom, lounge and dining furniture and all white goods.



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The principal bedroom has an en-suite whilst bedroom two has shared access to the main bathroom. An ideal set-up for professional sharers.

Residents are attracted to Chester Green due to its close proximity to the city centre, quick access to the riverside cycle path leading to Pride Park, Wyvern and Raynesway along with the splendid Darley Park, Darley playing fields and Chester Green itself.

ENTRANCE HALLWAY

Main front door, telephone intercom, radiator

BEDROOM ONE

9'10 x 9'7 (3.00m x 2.92m)

Furnished with a double bed frame and mattress, wardrobe and chest of drawers, additional twin built in wardrobes, windows and radiator

ENSUITE

Double width shower cubicle, wash basin and WC, Velux window, extractor fan and radiator

BEDROOM TWO

9'11 x 8'6 (3.02m x 2.59m)

Furnished with a double bed and mattress, wardrobes, chest of drawers and bedside cabinet, double glazed window and radiator, shared access between the hall into

BATHROOM

8'6 x 6'1 (2.59m x 1.85m)

Bath with shower over, wash basin and WC neatly fitted into a storage unit, tiled floor, double glazed window and radiator

OPEN PLAN LIVING DINING KITCHEN

19'8 x 16'0 (5.99m x 4.88m)

A superb space having a corner sofa, dining table and chairs, storage and display units, Juliet style balcony, fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, electric oven, gas hob and extractor fan over, Integrated fridge, freezer and dishwasher, stainless steel sink and drainer, inset ceiling downlighters and radiators

UTILITY CUPBOARD

Having an automatic washing machine and housing the boiler, also providing storage space

OUTSIDE

Communal parking by way of residents permit available from the City Council

PLEASE NOTE

Tenants are required to pay 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.

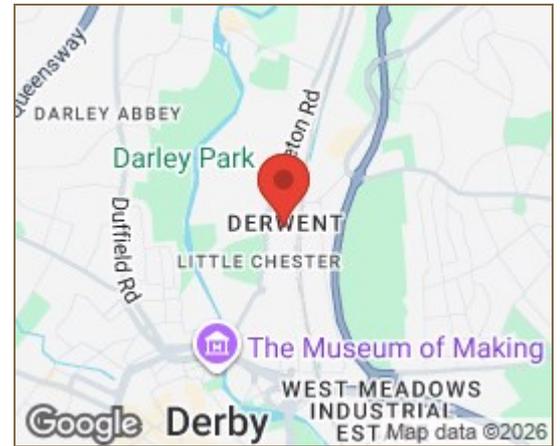
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

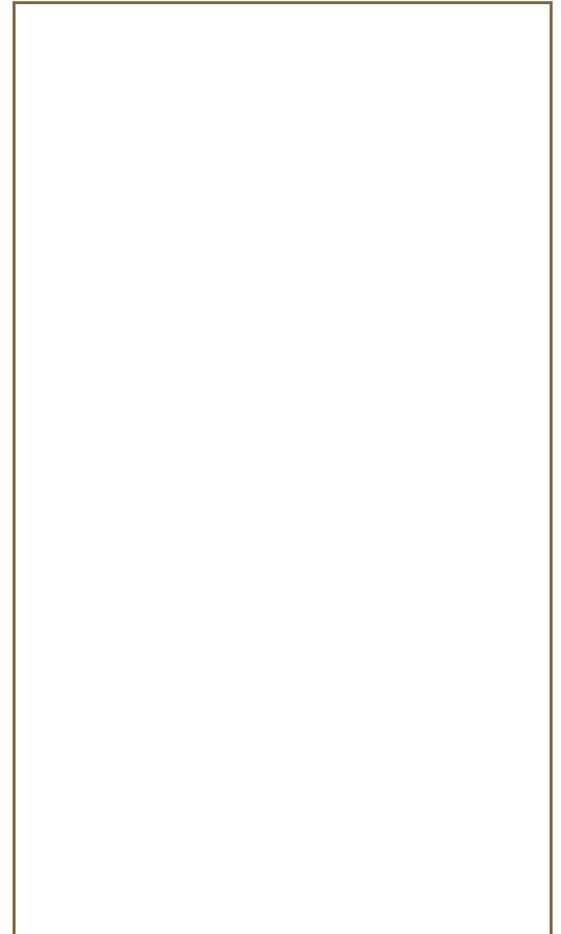
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these 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

