Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



31 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

£795 Per Calendar

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A superb ground floor two double bedroom ground floor apartment in the iconic Kings Crescent building conveniently positioned in the Five Lamps Area next to Derby city centre.







This impressive property features a superb open plan living dining kitchen with island and integrated appliances, two double bedrooms and shower room.

The beautifully presented accommodation provides both UPVC double glazing and gas central heating.

This superb development provides secure access into the site and building with underground car park.

Derby city centre with its wealth of retail outlets, cafes, bars and restaurants can be found just a short distance away.

The property is unfurnished, exclusive of bills and is ready for occupancy immediately.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION HALLWAY
With key code access.

PRIVATE HALLWAY
Leading into:

OPEN PLAN LIVING DINING KITCHEN
24'8" x 11'3" (7.52m x 3.43m)
A superb open plan room having laminate flooring throughout, two feature arch topped double glazed sash windows allow for plenty of natural light, column radiators, telephone intercom system and built-in boiler cupboard.

The kitchen is appointed with a quality range of fitted wall and base units with two tone cupboard and drawer fronts, low profile laminate work surfaces, matching island/breakfast bar with integrated electric hob, fridge and freezer, there is also an integrated washing machine, dishwasher and electric oven, stainless steel sink and drainer, insect ceiling spotlights and extractor fan.

BEDROOM ONE
10' x 9'8" (3.05m x 2.95m)
A double bedroom having an arch topped double glazed sash window, column radiator and en-suite access into the shower room.

BEDROOM TWO
11'4" x 7'8" (3.45m x 2.34m)
A second double bedroom having an arch topped double glazed sash window, column radiator.

SHOWER ROOM
9' x 6'1" (2.74m x 1.85m)
Appointed with a modern suite comprising a large walk-in shower with a low-profile tray, tiled walls and a mains chrome overhead shower with additional showerhead, wash hand basin sat on a drawer unit and low-level WC with concealed cistern, tiled shelf, vinyl floor covering, inset ceiling spotlights, extractor fan.

OUTSIDE
Secure site with remote access codes to gate and block.

Kings Crescent
UTILITIES

The Kings Crescent development uses a 'Communal Heat Network' to provide gas central heating to each dwelling. A third party provider, Ginger Energy, offer a comprehensive recharging service to each individual tenant. Within each dwelling there is a Heat Interface Unit (HIU), which is sometimes known as a heat box. The HIU enables each Resident to control the time of usage and the temperature required. It also measures individual consumption, so that billing can be produced. Due to the set up of this system, Ginger are the only provider available.

The choice of Electricity provider is available to each resident.

Water is metered.

CAR PARKING

There are limited parking spaces available within the development. Please enquire as to the availability. If available, spaces are charged at £45 PCM in addition to rent. Alternatively, season ticket parking is available from Derby City Council allowing parking to, Bridge Street, Brook Street, Lodge Lane, St Helen's Street and Willow Row. A season ticket is also available at both Chapel Street and Cathedral Quarter multi-storey car parks.

Season tickets can be purchased for 1, 3, 6 & 12 months.

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.

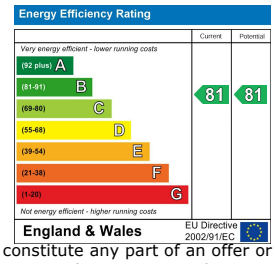
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

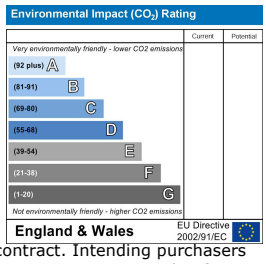
Area Map



Floor Plans

Energy Efficiency Graph





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