



Flat 2, Darley Slade 107 Belper Road, Derby, DE1 3ER

£675 Per Calendar



A characterful one bedroom apartment with modern kitchen and shower room, resident parking and located close to the city centre and the beautiful Darley Park.



This impressive apartment is electrically heated and briefly comprises, large entrance hallway, modern fitted kitchen with oven, hob, washing machine and fridge freezer, lounge, bedroom and shower room.

Externally there is a residents car park and communal garden.

The property is located at the Duffield Road junction with Belper Road close to the city centre, Five Lamps area and the beautiful Darley Park.

A quality apartment and location with parking.

ACCOMMODATION

Entering the building into a communal hallway with one flight of stairs to:

PRIVATE ENTRANCE HALLWAY

9' x 8'1" (2.74m x 2.46m)

A particularly spacious entrance hallway providing useful space suitable for a home office, vinyl floor covering, telephone intercom, electric heater, attractive period features.

KITCHEN

13' x 6'8" (3.96m x 2.03m)

Smartly appointed with a generous range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, tiled walls, electric oven, hob and extractor fan over, fridge freezer and washing machine, vinyl floor covering, UPVC double glazed window, electric heater and high ceilings.

LOUNGE

18'2" x 9'10" (5.54m x 3.00m)

A charming lounge having a feature curved bay window opening to the side garden of the development, electric fireplace and electric heater, ample space for furniture, feature high ceilings.

BEDROOM

13'9" x 7'10" (4.19m x 2.39m)

The characterful bedroom has a front facing UPVC double glazed window, wardrobes and chest of drawers, electric heater.

SHOWER ROOM

7'10" x 5'2" (2.39m x 1.57m)

Appointed with a modern shower room suite comprising a corner shower cubicle with folding screen doors, tiled walls and an electric shower, a wide wash hand basin sits on a vanity unit with storage drawers and cupboards, low-level WC with concealed cistern, vinyl floor covering, inset ceiling spotlights, extractor fan, mirror with cupboard and lighting, towel radiator.

OUTSIDE

Externally there is a residents car park and communal garden.

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.

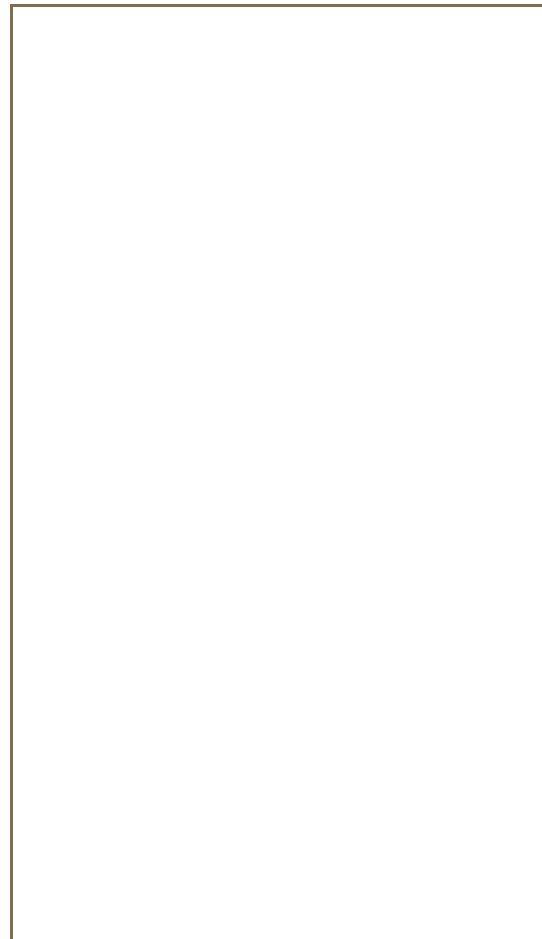
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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Area Map



Floor Plans



Energy Efficiency Graph

