Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



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

£895 Per Calendar

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A two double bedroom first floor apartment with superb open plan living dining kitchen including all appliances located a short distance away from the city centre.







The gas centrally heated and double glazed accommodation comprises, main entrance door opening into a large open plan living dining kitchen with island and integrated appliances, two double bedrooms the main having ensuite access into the main three-piece bathroom with shower over bath.

The property is within a securely accessed development close to useful local shopping, a comprehensive array of amenities and facilities can be found within Derby city centre.

ACCOMMODATION

GROUND FLOOR COMMUNAL HALLWAY
Stairs leading to all floors.

FIRST FLOOR

LOBBY
Shared with one other apartment.

Entering the property into:

OPEN PLAN LIVING DINING KITCHEN
27'8" x 11'11" (8.43m x 3.63m)
With plentiful space for dining and lounge furniture, vinyl flooring throughout, two double glazed sash windows with fitted roller blinds allowing for natural light, two column central heating radiators, telephone intercom, media connections and inset ceiling spotlights.

The kitchen is appointed with a good range of fitted wall and base units with two-tone matching cupboard and drawer fronts, low profile laminate works surfaces, matching island, stainless steel sink and drainer, integrated appliances include an electric oven, electric hob extractor fan, fridge, freezer, washing machine and dishwasher.

BEDROOM ONE
11'5" x 10'5" (3.48m x 3.18m)
Having a front facing double glazed sash window with a fitted roller blind, central heating radiator, inset ceiling spotlights, media connections and ensuite access into the main bathroom.

BEDROOM TWO
9'2" x 8'10" (2.79m x 2.69m)
A second double bedroom having a rear facing double glazed sash window with a fitted roller blind, column radiator, inset ceiling spotlights.

BATHROOM
8'10" x 6'8" (2.69m x 2.03m)
Appointed with a white three-piece suite comprising a 'P' shaped panelled bath with an enlarged showering area, matching screen, mains chrome shower over, wash hand basin with a drawer unit beneath, low-level WC with concealed cistern, tiled shelf, chrome towel radiator, inset ceiling spotlights.

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.

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.

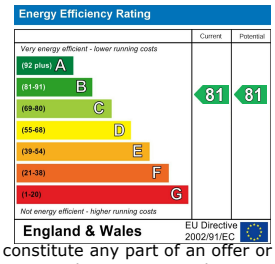
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

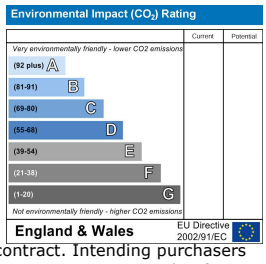
Area Map



Floor Plans

Energy Efficiency Graph





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