Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



39 Marylebone Crescent, Mackworth, Derby, DE22 4JY

£795 Per Calendar Month

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Superb recently modernised two bedroom first floor flat. Situated in popular residential location. The well presented property incorporates upvc double glazing, gas central heating and comprises of a lounge, two double bedrooms, refitted dining kitchen and bathroom.







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ACCOMMODATION
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ENTRANCE HALLWAY

FIRST FLOOR LANDING
Doors to all rooms

DINING KITCHEN
11'5" x 8'5" (3.48m x 2.59m)
Modern fitted units with stainless steel oven, hob & extractor over

LOUNGE
14'6" x 12'0" (4.42m x 3.68m)
Laminate flooring, gas fire, tv aerial, telephone point.

BEDROOM ONE
13'6" x 8'7" (4.14m x 2.62m)
Built in cupboard.

BEDROOM TWO
14'6" x 8'5" (4.44m x 2.59m)
Carpeted, Tv aerial, telephone point.

BATHROOM
White 3 piece suite, pedestal wash basin, low level w.c. panelled bath with shower over.

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.









Road Map



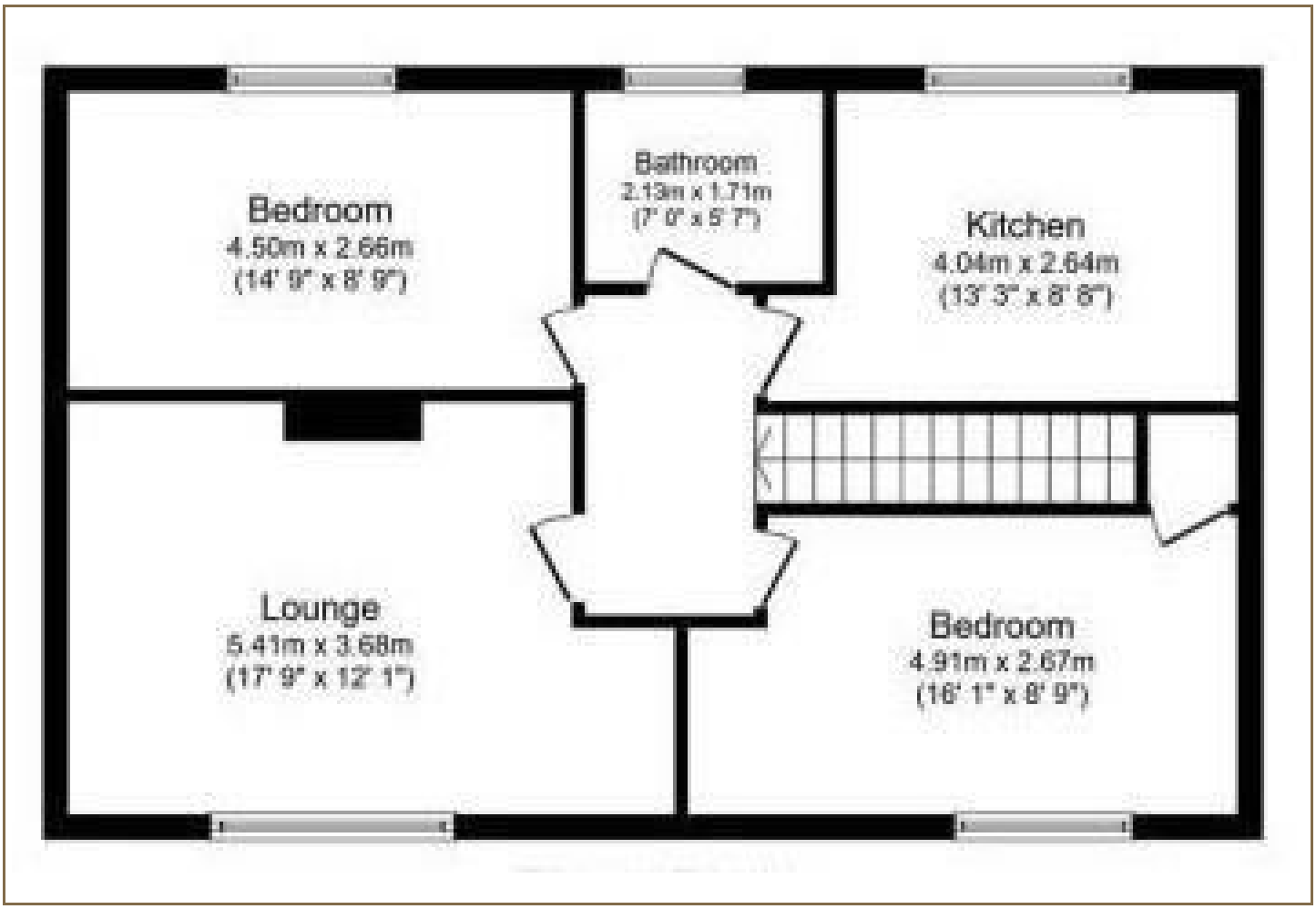
Hybrid Map



Terrain Map



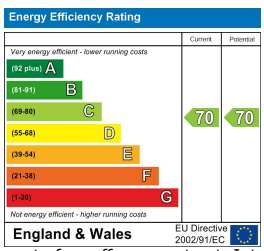
Floor Plan

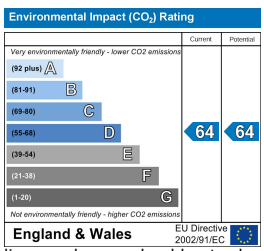


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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

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