



## Flat 138, Cavendish Court Cavendish Street, Derby, DE1 1UB

**£650 Per Calendar  
Month**



Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well presented ground floor flat which benefits from gas central heating and double glazing.



Internally the accommodation which has new carpets throughout is approached via a communal entrance door where a secure inner door gives entry to the flat. There is a hallway with access to a storage cupboard and further walk in storage cupboard with wall mounted boiler providing domestic hot water and central heating. The property benefits further from a lounge area, bedroom and kitchen with a range of integrated appliances.

Outside the property benefits from managed communal gardens and there is permit parking.

Cavendish Court is a highly sought after residential address owing to its close proximity to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for ease of access to delightful walks along the riverside which leads to Darley Park which is a lovely open space within the city centre.

**ACCOMMODATION**

Entering the property through communal entrance door with secure intercom system into:

Viewing highly recommended.

**COMMUNAL ENTRANCE HALL**

With door leading to flat.

**HALLWAY**

With radiator, storage cupboard and large walk in storage cupboard with wall mounted boiler providing domestic hot water and central heating.

**LOUNGE**

11'8" x 8'5" (3.56m x 2.57m)

With double glazed window and radiator. Open plan access to:

**KITCHEN**

5'1" x 9'8" (1.55m x 2.95m)

With a range of work surface preparation areas, wall and base cupboards and an AEG electric double oven with ceramic hob, Bosch fridge and AEG washer dryer. Double glazed window, complementary tiling and separate pantry style cupboard.

**BEDROOM**

9'9" x 7'4" (2.97m x 2.24m)

With double glazed window and radiator.

**BATHROOM**

5'9" x 6' (1.75m x 1.83m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and complementary tiling.

**OUTSIDE**

Outside the property benefits from managed communal gardens and parking.

**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.

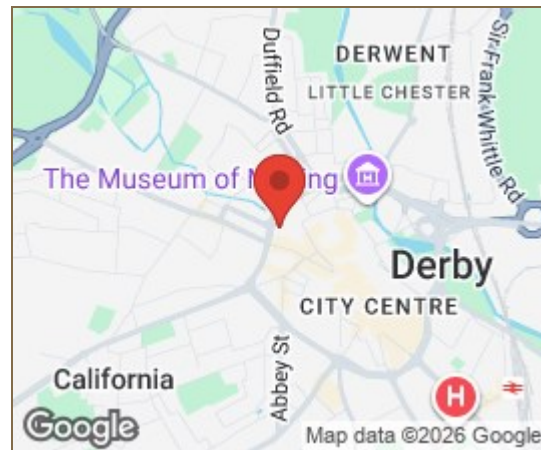
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

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.

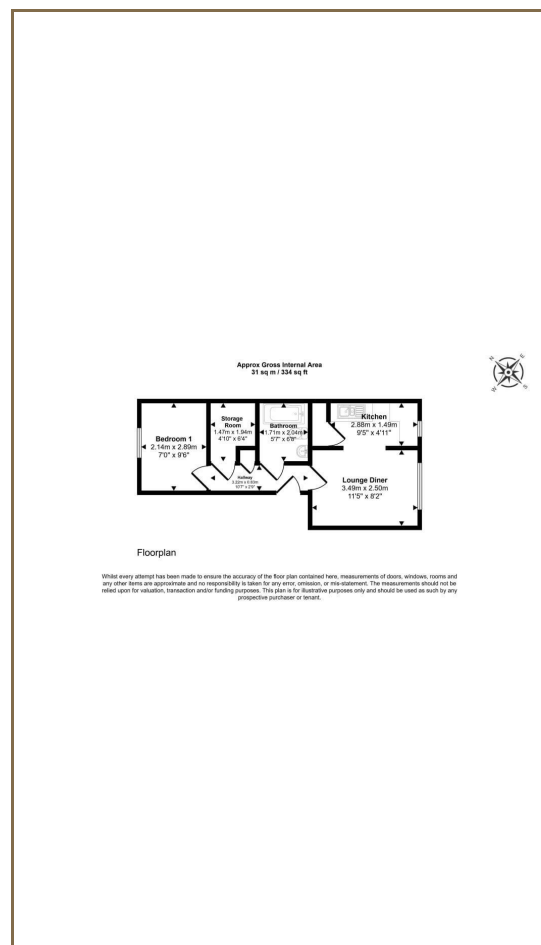
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

