



86a Trowels Lane, Derby, DE22 3LT

£650 Per Calendar



Situated in the heart of Derby, only a short distance from the vibrant city centre, this is a one bedroom ground floor flat which benefits from gas central heating, double glazing and a large garden to the rear.



DIRECTIONS

Leave Derby city centre along Uttoxeter New Road and turn right onto Trowels Lane, the property is situated at the very bottom of the road clearly identified by our "To Let" board.

Internally the recently modernised accommodation briefly comprises a double glazed entrance door into entrance hall with rear door to garden, bathroom with shower and separate WC. The flat has a large kitchen with integrated electric oven, hob and extractor and a corridor leads to a large lounge with electric fire and bedroom with views over the garden. To the rear is a large garden area which has been laid to lawn with a patio area and outside shed and store. To the front there is car standing for at least one vehicle.

Trowels Lane is an extremely popular residential location close to the heart of the vibrant city centre where there are a wealth of bars, restaurants and the Derbion shopping centre. The property is brilliantly located for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor. This property is within a short distance of the Royal Derby Hospital and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With tiled floor, radiator and double glazed door leading to the rear.

BATHROOM

6'11" x 5'7" (2.11m x 1.70m)

With wash hand basin, bath and shower over the bath, frosted double glazed window and radiator.

SEPERATE WC

With low level WC and radiator.

KITCHEN

10'5" x 8'9" (3.18m x 2.67m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. The room has space for a small dining table, radiator, tiled floor and frosted double glazed window. Cupboard housing boiler providing domestic hot water and central heating.

INNER CORRIDOR

With storage cupboard.

LOUNGE

12'4" x 13'9" (3.76m x 4.19m)

Large room with wall mounted modern electric fire, double glazed window overlooking the rear garden and access to:

BEDROOM

10'6" x 9'5" (3.20m x 2.87m)

With double glazed window and radiator.

OUTSIDE

Outside the property benefits from a large lawned garden to the rear which is overlooked by a large patio area. There is a shed and outside store. To the front there is a car parking space and additional on street permit 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

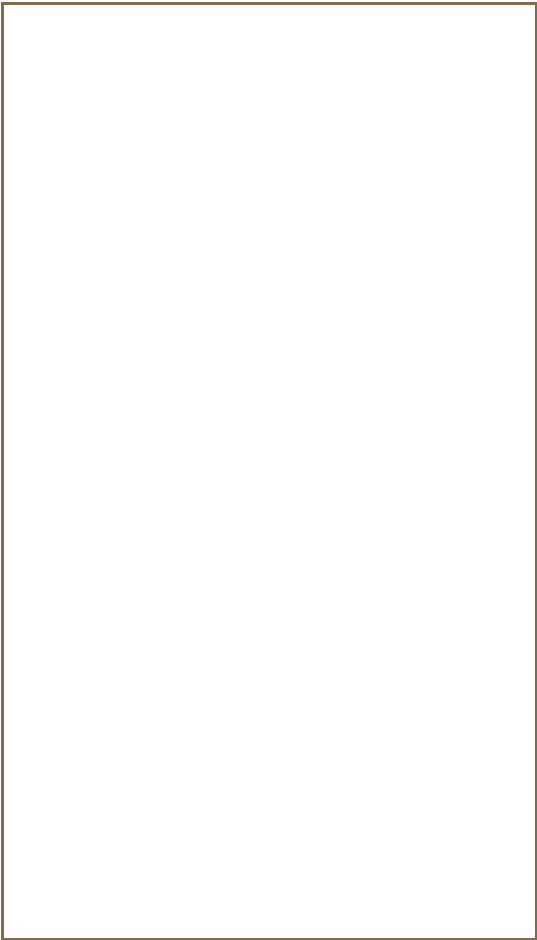
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

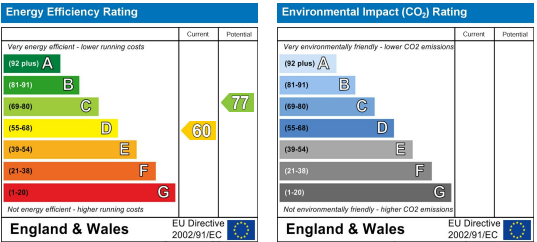
Area Map



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