



82B Park Grove, Derby, DE22 1HF

£1,000 Per Calendar



A superbly presented and brand newly developed two double bedroom ground floor apartment with modern kitchen and bathroom in this highly popular and sought after location.



The gas centrally heated and UPVC double glazed accommodation comprises, communal entrance lobby, private entrance hallway, living/dining room leading into a well-appointed fitted kitchen with integrated cooking appliances and space for further appliances, two front facing large double bedrooms with bay windows and a luxuriously appointed three-piece bathroom suite with shower over bath.

There is a car parking driveway along with ample street parking and an enclosed low maintenance garden to the rear with patio, artificial turf and raised planter.

The property is located in the highly popular and sought after 'Six Streets' area of Derby off Kedleston Road with excellent access into the City centre, the Park Farm shopping centre in Allestree and the beautiful Markeaton Park.

A quality property suitable for the professional talent.

ACCOMMODATION

COMMUNAL ENTRANCE LOBBY

Featuring an original timber panelled door with inset stained glass panels, vinyl floor covering and inset mat, private door into:

ENTRANCE HALLWAY

With a continuation of the quality vinyl flooring, central heating radiator and access to the cellar.

LIVING/DINING ROOM

11'6" x 9'6" (3.51m x 2.90m)

Positioned to the rear of the apartment having a UPVC double glazed window, built-in cupboard housing the combination boiler providing domestic hot water and gas central heating, newly carpeted throughout, radiator and access into:

KITCHEN

8'2" x 7'9" (2.49m x 2.36m)

Smartly appointed with a brand-new range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, induction hob and extractor fan over, space for a tall fridge freezer and washing machine, quality vinyl flooring, UPVC double glazed door and window to the rear, radiator.

BEDROOM ONE

15'2" into bay x 12'10" (4.62m into bay x 3.91m)

A particularly large double bedroom having a front facing UPVC double glazed deep bay window with inset radiator, feature fireplace, newly carpeted.

BEDROOM TWO

15'2" x 11'10" (4.62m x 3.61m)

A second large double bedroom also having a front facing UPVC double glazed deep bay window with inset radiator, newly carpeted.

BATHROOM

8'2" x 6'3" (2.49m x 1.91m)

Beautifully appointed with a modern range of fittings comprising a deep paneled bath with mains overhead shower and additional handheld shower, wide wash hand basin sat on a vanity unit with storage beneath, low-level WC, quality vinyl flooring, beautifully tiled walls, UPVC double glazed windows, extractor fan, inset ceiling spotlights and towel radiator.

OUTSIDE

There is a car parking driveway to the side along with ample street parking and an enclosed low maintenance communal garden to the rear with patio, artificial turf and raised planter.

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

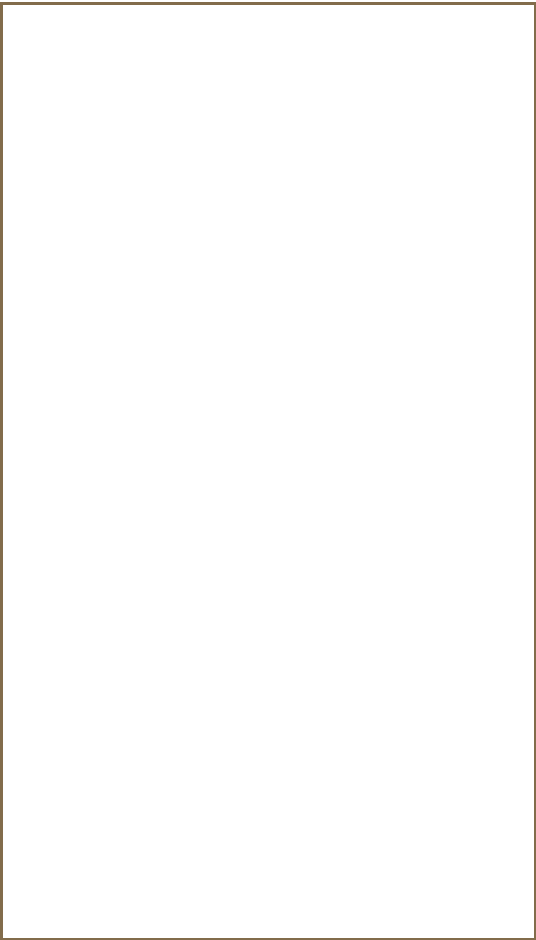
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

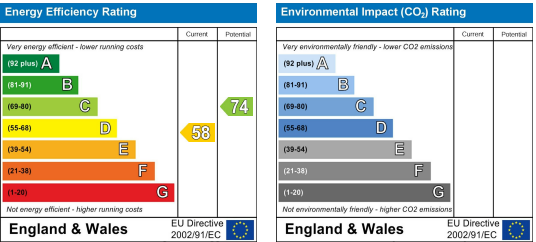
Area Map



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