

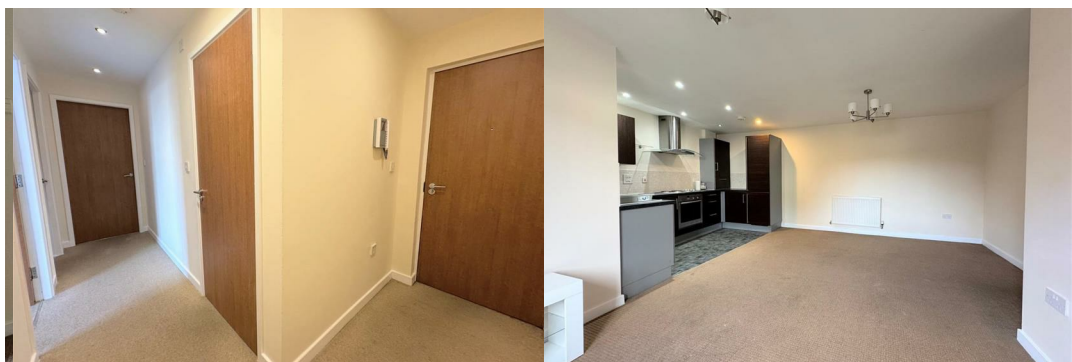


Flat 3, Halcyon 65-71 Ashbourne Road, Derby, DE22 3FS

£725 Per Calendar
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Situated in the heart of Derby, within a short walk of the vibrant city centre, this is a two bedroom ground floor apartment with gas central heating.



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£725 Per Calendar Month



Internally the accommodation briefly comprises a communal entrance hall with access to the main apartment, where a front door leads to a hallway which gives access to a large living area with space set aside for a kitchen as well as a living and dining area. The apartment benefits from one double bedroom and one single bedroom/office and there is a bathroom with shower attachment over the bath.

Outside the property benefits from managed communal space.

This apartment is within an easy walk of the city centre of Derby making it an ideal choice for somebody wanting to live in the heart of the city. As well as being within reach of bars, restaurants and all the facilities that the city centre offers, it is within easy reach of both Markeaton and Darley parks offering delightful countryside walks.

The property is a short distance from the A38 giving onward travel to the A50, A52 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION

Entering the property through entrance door into:

HALLWAY

With front door leading to the apartment.

INTERNAL ENTRANCE HALLWAY

LIVING SPACE

19' x 17'3" (5.79m x 5.26m)

This large space is the focal point of the property and had an open plan living, dining and kitchen area.

The kitchen space has a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. The kitchen benefits further from an integrated fridge, integrated freezer and appliance space.

To the other side of the room there is a spacious area, with two radiators and a window overlooking the front elevation, which is perfect for both living and dining furniture.

BEDROOM ONE

10'7" x 10'4" (3.23m x 3.15m)

With patio door leading to a Juliet balcony overlooking the front elevation and radiator.

STUDY

8'1" x 6'8" (2.46m x 2.03m)

With window and radiator.

BATHROOM

10'10" x 5' (3.30m x 1.52m)

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

OUTSIDE

Outside the property benefits from managed communal space.

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.

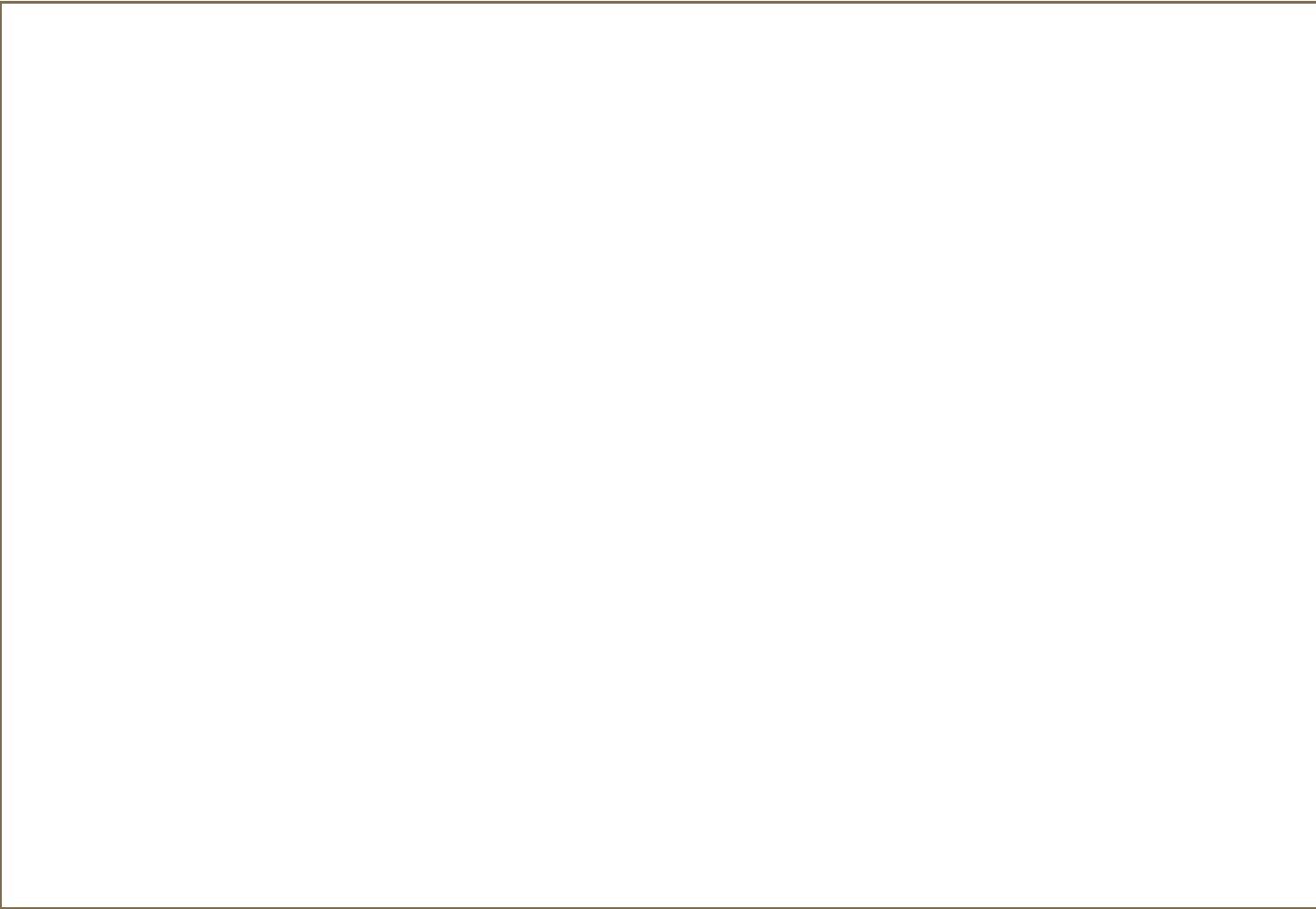
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



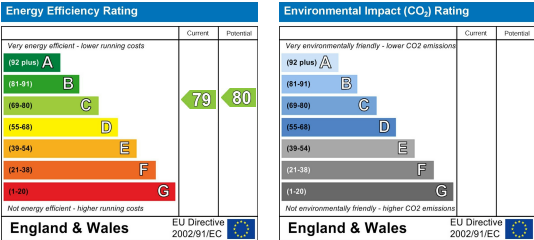
Floor Plan



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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk