



**161a Chaddesden Lane, Chaddesden, Derby,
DE21 6LJ**

£650 Per Calendar



A one bedroom apartment with stylish interiors, parking facility and double glazing.



DIRECTIONS

Leave Derby city centre via Pentagon Island and proceed into Chaddesden along Nottingham Road. After passing the shopping facilities, turn left onto Chaddesden Lane where the property is situated on the left hand side (located above Kip McGrath)

Situated in the popular residential district of Chaddesden, this is a one bedroom apartment which offers significant space and boasts a lounge, kitchen, bathroom and good sized bedroom. Parking is included.

Chaddesden is much sought after residential district situated a short distance from Derby city centre, with a wealth of local amenities and benefiting from being close to the A52 providing onward travel to the M1 corridor.

ACCOMODATION

ENTRANCE

Entering the property through the Upvc front door into a tiled entrance lobby with storage area housing the combination boiler and offering space and plumbing for a washing machine.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a double glazed window with blind, radiator, loft access and doors to all rooms

KITCHEN

8.03" x 7'05" (2.44m.0.91m x 2.26m)
Newly fitted with contemporary white wall and base units, this kitchen has complimentary modern brick tiling and laminate work surface with stainless steel sink and drainer. A double glazed window to the rear with blind allows plenty of natural light and there is an electric oven and hob with extractor, space for a fridge freezer, a radiator and wood effect vinyl flooring.

LOUNGE

11'04" x 9'07" (3.45m x 2.92m)
Conveniently situated next to the kitchen, the newly carpeted living space has a double glazed window with curtains overlooking the rear of the property, radiator and media points.

BEDROOM

10'11" x 9'08" (3.33m x 2.95m)
Double newly carpeted bedroom with radiator and double glazed window with curtains overlooking the front of the property

BATHROOM

7'05" x 5'10" (2.26m x 1.78m)
Stylishly fitted with new wood effect vinyl flooring, wash hand basin with vanity unit beneath, large shaped bath with shower over and shower screen and frosted double glazed window overlooking the front of the property. There is also a heated towel rail and an extractor fan.

SEPERATE WC

With wood effect vinyl flooring, this convenient separate wc has a double glazed window to the side fitted with a blind and a small hand basin with vanity unit beneath.

OUTSIDE

An allocated parking space is provided for the use of the tenants.

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

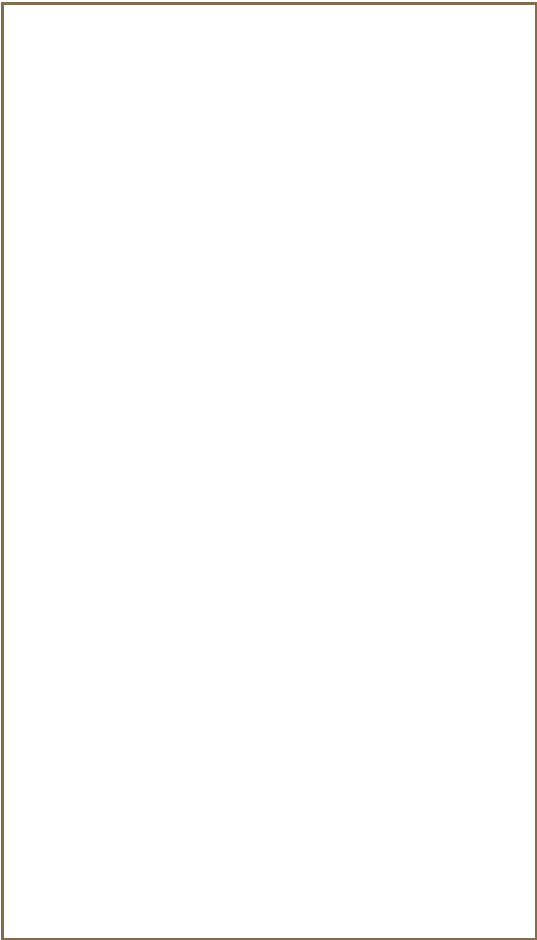
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

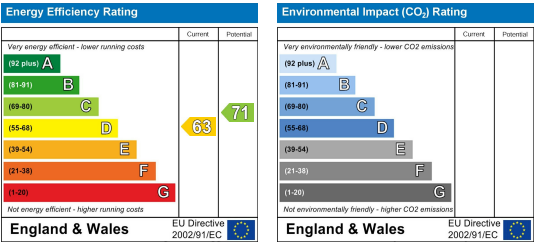
Area Map



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

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