

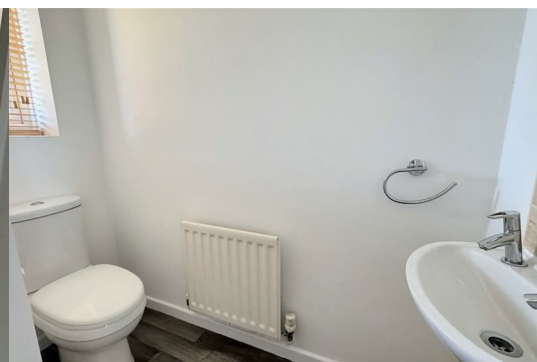
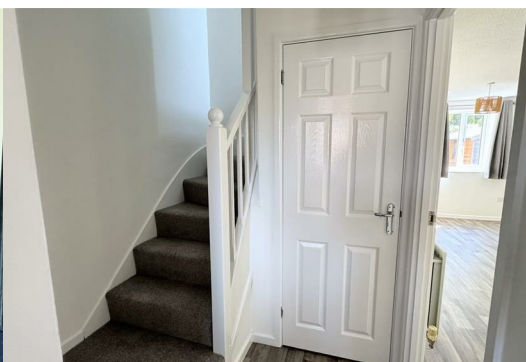
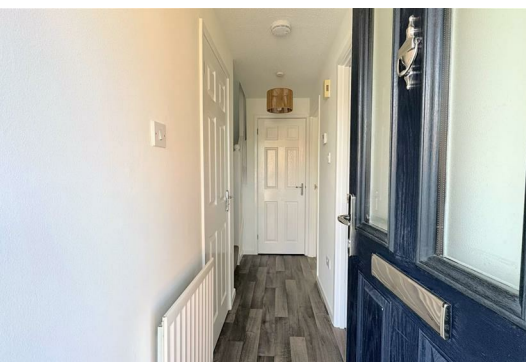


15 St. Pancras Way, Derby, DE1 3TH

£995 Per Calendar



A freshly refurbished three bedroom modern property located close to the city centre and the numerous parks of Chester Green and Darley Park.



15 St. Pancras Way, Derby, DE1 3TH

£995 Per Calendar Month



The gas centrally heated and UPVC double glazed accommodation briefly comprises entrance hallway with stairs leading to the first floor, useful store cupboard, cloakroom WC, fitted kitchen with integrated cooking appliances and washing machine, spacious 'L' shaped living room with French doors to the rear garden.

To the first floor there is a large principal bedroom, generously proportioned bedrooms two and three and finally a modern replaced three-piece bathroom suite with shower over bath.

Externally, there is a long front and side driveway providing off-road parking and lawned front garden with hedge and tree. The rear garden is nicely enclosed and screened by mature trees, offering a patio, lawn and substantial timber store shed.

Chester Green is a popular residential location adjoining the city centre having a range of local amenities and facilities, including a grocery store, café and popular public houses, there are several beautiful parks, including Chester Green itself and Darley park with the city centre being located a short distance away via a pleasant riverside walk.

ACCOMMODATION

HALLWAY

Main front door into a formal hallway with

stairs to first floor with useful cupboard beneath, vinyl flooring, radiator.

CLOAKROOM WC

Low level WC, wash basin, UPVC double glazed window, radiator.

KITCHEN

9'1" x 7'5" (2.77m x 2.26m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless sink and drainer, electric oven and hob with an extractor fan over, washing machine and space for a fridge freezer and dishwasher (available if required - gifted to tenant - not maintained), front facing UPVC double glazed window with Venetian blinds, new combination boiler providing domestic hot water and gas central heating.

LIVING ROOM

16'6" x 15'4" (5.03m x 4.67m)

A large 'L' shaped room with wood-effect vinyl flooring throughout, UPVC double glazed window and French doors lead to the garden both with curtains, ample space for dining and living furniture, media connections, two radiators.

FIRST FLOOR

LANDING

BEDROOM ONE

15'5" x 10' (4.70m x 3.05m)

A spacious principal bedroom with twin rear facing UPVC double glazed windows with curtains, radiator.

BEDROOM TWO

10'1" x 7'2" (3.07m x 2.18m)

UPVC double glazed window with curtains, radiator.

BEDROOM THREE

10'8" x 7'10" (3.25m x 2.39m)

UPVC double glazed window with curtains, radiator, built-in cupboard.

BATHROOM

6'7" x 4'9" (2.01m x 1.45m)

Beautifully appointed with a white three-piece suite comprising a panelled bath with a mains overhead chrome shower and additional showerhead, attractive waterproof wall panelling, wash hand basin sat on a vanity unit, low-level WC, UPVC double glazed window, extractor fan, chrome towel radiator.

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.





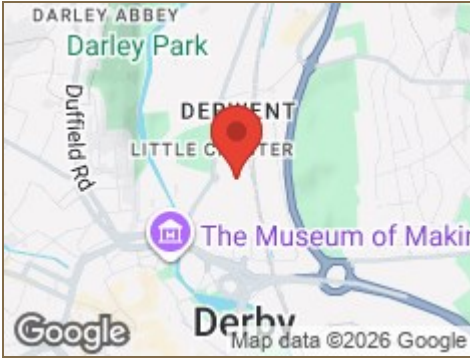
Road Map



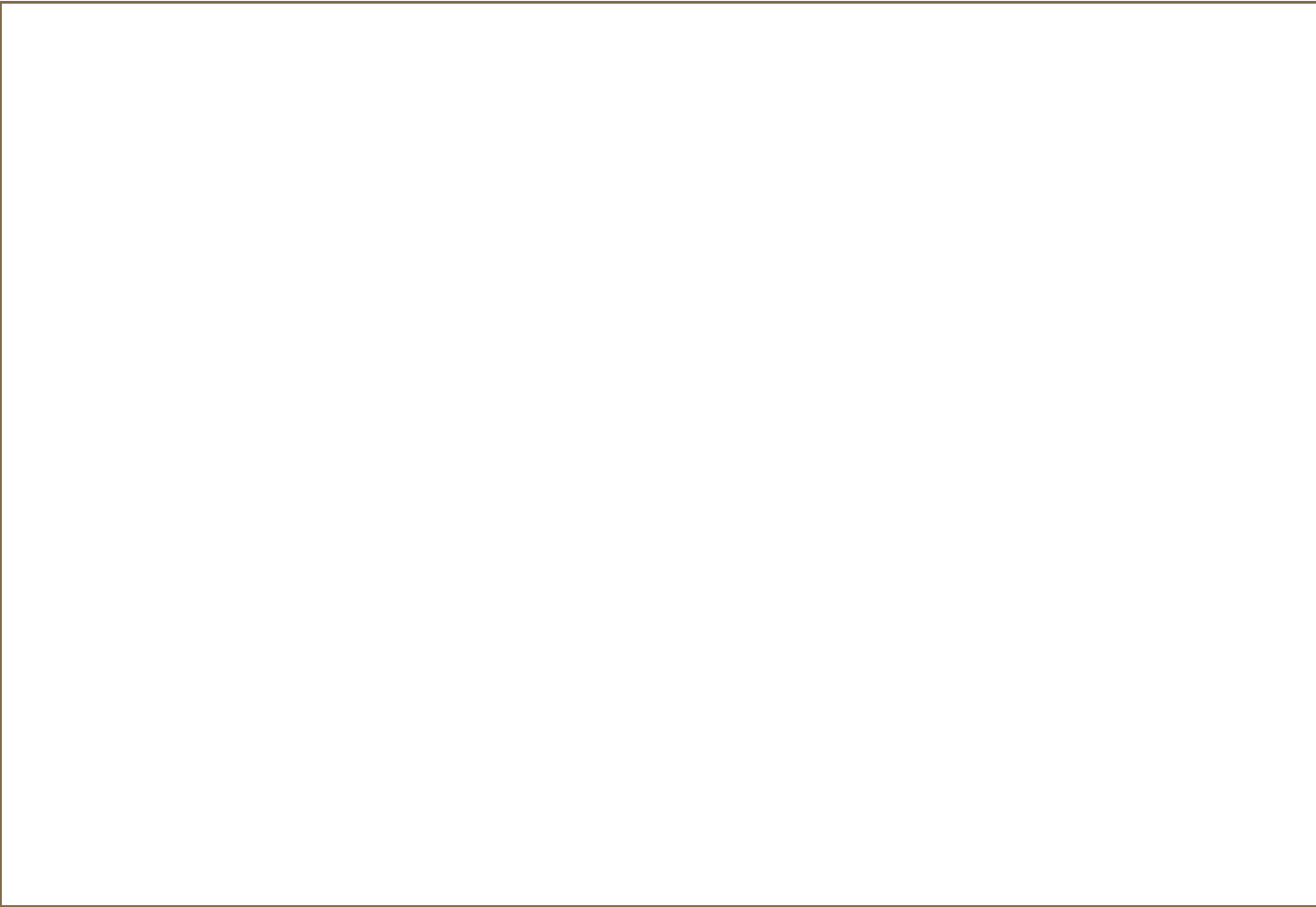
Hybrid Map



Terrain Map



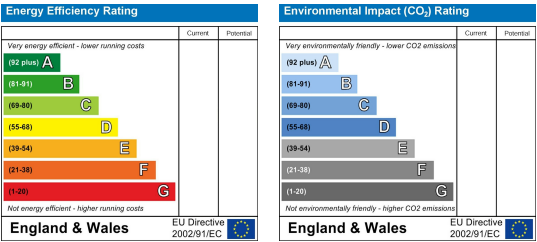
Floor Plan



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 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