



## 38 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

**£795 Per Month**



A one bedroom apartment with superb open plan living dining kitchen offered to rent on a part-furnished basis. The second floor apartment also includes all appliances and is well positioned for ease of access into the city centre.



An ideal opportunity to rent a quality one bedroom apartment in the Kings Crescent development ideally suiting a relocating professional offered on a part furnished basis.

ACCOMMODATION

COMMUNAL ENTRANCE

Secure access into the main apartment building, stairs to all floors.

SECOND FLOOR

ENTRANCE LOBBY

Entering the apartment into a lobby area with quality vinyl flooring continuing into the living dining kitchen, telephone intercom, inset ceiling spotlights.

OPEN PLAN LIVING DINING KITCHEN

17'4" x 12'5" (5.28m x 3.78m)

A superb open plan living dining kitchen furnished with a sofa, coffee table, TV stand, dining table and chairs.

The kitchen is appointed with a range of fitted units with two tone cupboard and drawer fronts, low profile work surfaces, stainless steel sink and drainer, integrated electric oven, hob with extractor fan, fridge, and washing machine.

There are three double glazed sash windows with roller blinds providing plenty of natural light, inset ceiling spotlights and a column radiator.

BEDROOM

11'2" x 9'1" (3.40m x 2.77m)

Furnished with a double bed, wardrobe, chest of drawers and two bedside cabinets, double glazed sash window with roller blind, inset ceiling spotlights, radiator.

SHOWER ROOM

6'4" x 3'11" (1.93m x 1.19m)

Smartly appointed with a double width shower cubicle with a sliding screen door, mains overhead chrome shower and additional shower, tiled walls, wash hand basin sat on a vanity unit, low-level WC, inset ceiling spotlights, extractor fan, chrome towel radiator.

OUTSIDE

Nearby residents street parking.

Potential underground car parking available.

KINGS CRESCENT UTILITIES

The Kings Crescent development uses a 'Communal Heat Network' to provide gas central heating to each dwelling. A third party provider, Ginger Energy, offer a comprehensive recharging service to each individual tenant. Within each dwelling there is a Heat Interface Unit (HIU), which is sometimes known as a heat box. The HIU enables each Resident to control the time of usage and the temperature required. It also measures individual consumption, so that billing can be produced. Due to the set up of this system, Ginger are the only provider available.

The choice of Electricity provider is available to each resident.

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

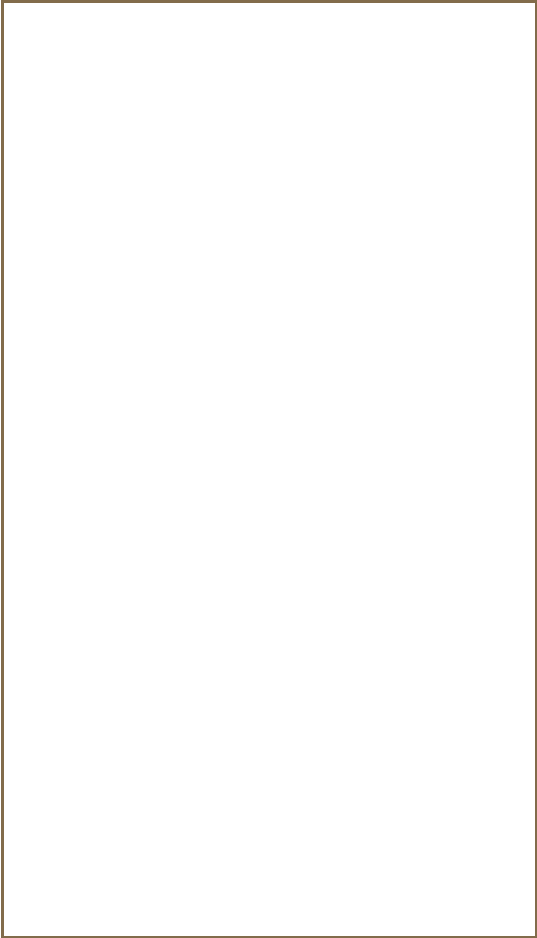
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

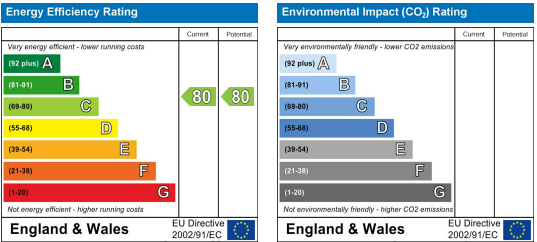
Area Map



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](http://www.boxallbrownandjones.co.uk)