



## 97 Markeaton Street, Derby, DE1 1DX

**£850 Per Calendar**



Situated in the heart of Derby, within the exclusive Markeaton Court development, this two bedroom house, which has been completed to the highest standard, provides low maintenance and economic accommodation.



DIRECTION

Leave Derby City Centre along Kedleston Road and turn left onto Cowley Street, continue straight on to Mackworth Road, passing the Markeaton recreation ground and turn left onto Markeaton Street. Markeaton Court is on the right hand side where the property is clearly identified by our "to let" board.

Markeaton Court is an exclusive development of eight individual properties which were completed in 2015 and finished to the highest specification. Each of the properties benefits from the very latest construction techniques and include double glazing, gas central heating with brand new boiler, new kitchen, bathroom and stylish decoration. Each property is further complimented by new carpets and one allocated car parking space.

Markeaton Court is a short walk from the vibrant City Centre of Derby with its wealth of shops, restaurants and the Intu shopping centre. The property is within a short walk of Markeaton Park, Darley Park, Derby University and the Royal School for the Deaf and is brilliantly situated for ease of access to the ring road and A38.

ACCOMMODATION

Entering the property through front door into:

OPEN PLAN LIVING AREA / KITCHEN

20'5 x 15'0 (6.22m x 4.57m )  
The front door opens directly into this room which has two windows overlooking Markeaton Bowling Green, two radiators and ample space for living room furniture. One part of the room is set aside as a kitchen with a range of work surfacing preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a sink unit and drainer beneath a double glazed window overlooking the rear elevation and there are a range of useful cupboards, inset ceiling spotlights, space for washing machine, space for a freestanding fridge freezer and a useful under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin with tiled splashback. Radiator.

TO THE FIRST FLOOR

LANDING

With radiator, double glazed window to the rear and access to the loft.

BEDROOM ONE

8'5 x 9'8 (2.57m x 2.95m)  
With radiator and double glazed window.

BEDROOM TWO

10'2 x 8'5 (3.10m x 2.57m)  
With two double glazed windows and radiator.

BATHROOM

6'1 x 6'7 (1.85m x 2.01m)  
With low level WC, pedestal wash hand basin and bath. Electric shower over bath, complimentary tiling, electric shaver point, inset ceiling spotlights and views over Markeaton Bowling Green.

OUTSIDE

The property benefits from managed communal gardens and one allocated car parking 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

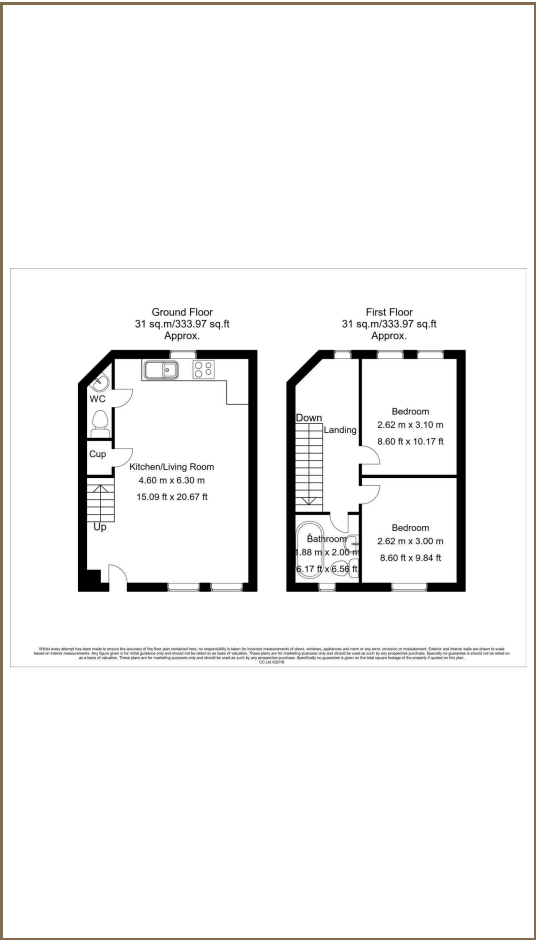
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

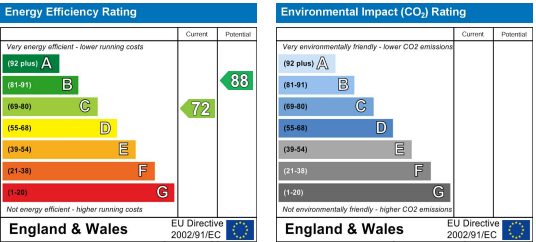
Area Map



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)