



13 Kings Crescent Apartments Edward Street, Derby, DE1 3FF

£995 Per Month



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The property is accessed from the top floor of this apartment building leading into a private entrance hallway with telephone intercom and cloaks cupboard, a large double bedroom provides space for all furniture, a spacious three-piece bathroom suite with shower over bath, a superb open plan living dining kitchen with ample space for lounging and dining furniture also being fully integrated with all appliances, finally the principal bedroom being particularly spacious with en-suite.

This superb development provides secure access into the site and building with underground car park.

Derby city centre with its wealth of retail outlets, cafes, bars and restaurants can be found just a short distance away.

ACCOMODATION

TOP FLOOR (FIFTH - NO LIFT)

ENTRANCE HALLWAY

Main front door into the apartment, large vinyl tiled flooring, intercom, cloaks cupboard, radiator

DOUBLE BEDROOM

19'2 max x 16'5 max (5.84m max x 5.00m max)

Very spacious with twin sash windows both with far reaching views, wall lights, media connections, two radiators.

BATHROOM

14'2 x 6'7 (4.32m x 2.01m)

Spaciously appointed with a three-piece suite comprising a panelled bath with an enlarged showering area and matching screen, chrome mains shower, wash hand basin sat on a vanity unit, low-level WC with concealed cistern, double glazed sash window, extractor fan, inset ceiling spotlights, chrome towel radiator.

OPEN PLAN LIVING DINING KITCHEN

23'3 x 16 (7.09m x 4.88m)

With space for lounge and dining furniture, large vinyl tile flooring, double glazed sash and Velox windows allow for plenty of natural light, media connections and two radiators.

The kitchen is appointed with a range of fitted wall and base units with two tone cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, integrated appliances include an electric oven, grill, washing machine, dishwasher, fridge, and freezer.

PRINCIPAL BEDROOM

15'1 x 15'4 (4.60m x 4.67m)

Very spacious with a double glazed sash and fell window, two radiators. Also with emergency exit door to secondary staircase.

EN-SUITE

8'3 x 5'4 (2.51m x 1.63m)

Appointed with a large walk-in shower enclosure with a low profile shower tray, tiled walls and a mains chrome shower, wash hand basin sat on a vanity unit, low-level WC with concealed cistern, extractor fan, inset ceiling spotlights, Velux window, chrome towel radiator.

OUTSIDE

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.

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.

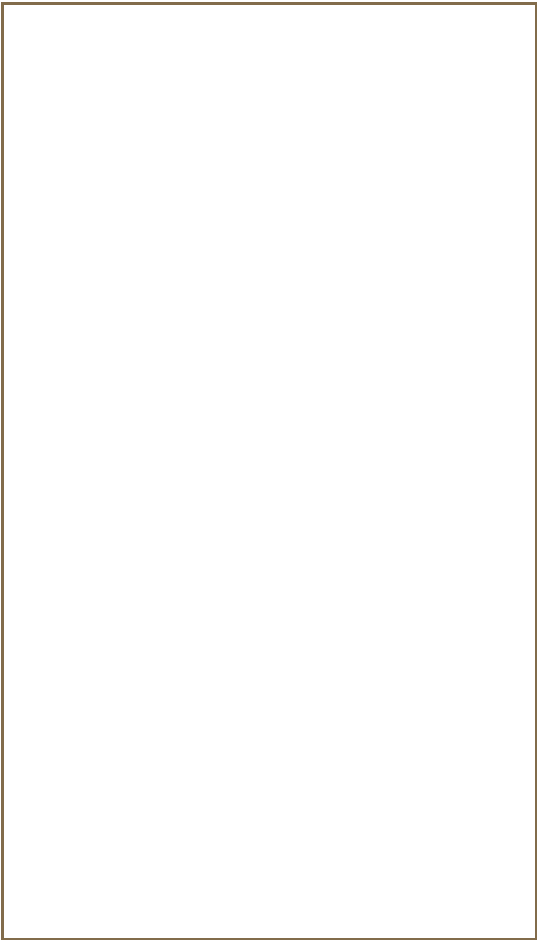
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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Area Map



Floor Plans



Energy Efficiency Graph

