



## Flat 1 Balmoral House, Ellesmere Avenue, Derby, DE24 8XS

**£625 Per Calendar  
Month**



Situated in the heart of Alvaston, only a short walk from local shopping facilities, this is a one bedroom ground floor flat which benefits from electric heaters.



Internally the accommodation briefly comprises a communal entrance hall with access to the main flat where there is a hallway with storage cupboards, lounge, kitchen with electric oven, bedroom and bathroom with shower over the bath.

Outside the property benefits from managed communal gardens.

Alvaston is a highly popular residential location which boasts a range of shopping facilities close by. The vibrant city centre is a short car/bus journey away boasting a range of bars, restaurants and the Derbion shopping centre.

Viewing recommended.

### ACCOMMODATION

Entering the property through into:

#### COMMUNAL ENTRANCE HALL

Door into flat.

#### HALLWAY

Electric heater and two storage cupboards.

#### LOUNGE

13' x 11'6" (3.96m x 3.51m)

With double glazed window to the front and electric heater.

#### KITCHEN

9'9" x 7'1" (2.97m x 2.16m)

With work surface/preparation areas, wall and base cupboards and electric oven. Stainless steel sink unit, and double glazed window.

#### BEDROOM

13'1" x 9'1" (3.99m x 2.77m)

With double glazed window and electric heater.

#### BATHROOM

With low level WC, pedestal wash hand basin and bath with shower over the bath and complementary tiling.

#### OUTSIDE

The property benefits from managed communal gardens.

### 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.

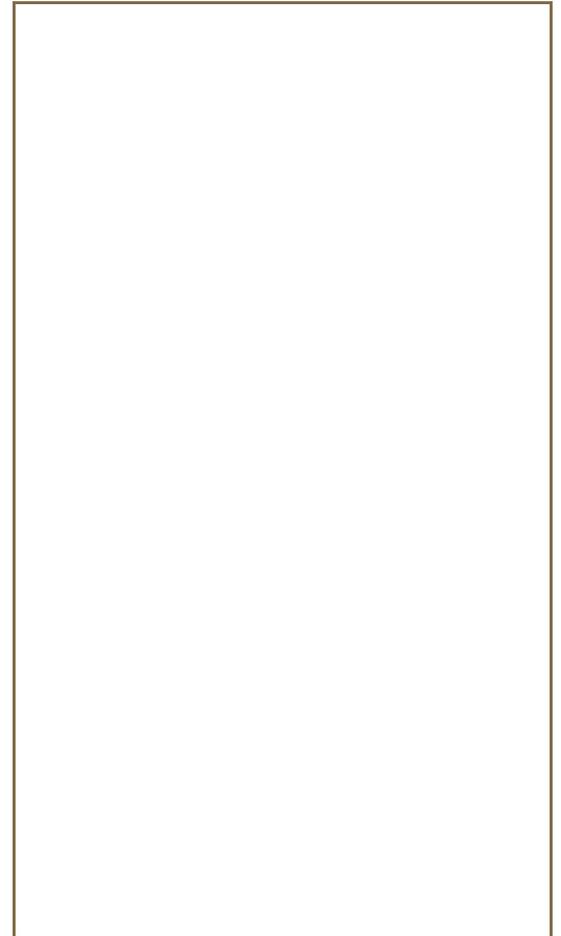
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

