Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



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

£795 Per Calendar

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Located a stones throw from the city centre this is an excellent two double bedroom ground floor apartment with a superb modern layout including a large open plan living dining kitchen.







The gas centrally heated and double glazed accommodation is accessed from a small lobby separate from the main stairwell and comprises, a large open plan living dining kitchen with integrated appliances and breakfast bar, main bedroom with en-suite access into the main bathroom, there is finally a generous second bedroom.

Externally this superb development is securely accessed and offers quick and easy access into the city centre.

ACCOMMODATION

GROUND FLOOR
Main communal hallway with post boxes, stairwell, inner lobby shared with one other resident, also with additional secure external door to the street.

PRIVATE ACCOMMODATION

OPEN PLAN LIVING DINING KITCHEN
24'9" x 12'11" (7.54m x 3.94m)
A superb space with ample room for all furniture, quality vinyl flooring throughout, inset ceiling downlighters, twin arch topped double glazed sash widows with curtains, media connections, two columns radiators.

The kitchen is appointed with a fitted range of wall and base storage units with matching two-tone cupboard and drawer fronts, low profile laminate work surfaces, stainless steel sink and drainer, matching island incorporating a breakfast bar and electric hob with an extractor fan over, further integrated appliances include an electric oven, fridge, freezer, washing machine and dishwasher.

BEDROOM ONE
10'7" x 10'1" (3.23m x 3.07m)
A spacious double bedroom, having an arch topped double glazed sash window with curtains, vertical column radiator, en-suite access into main bathroom.

BEDROOM TWO
9'3" x 7'10" (2.82m x 2.39m)
A generous second bedroom also with an arch topped double glazed sash window with curtains, column radiator.

BATHROOM
8'11" x 6'3" (2.72m x 1.91m)
Appointed with a modern white three-piece suite, comprising a panelled bath with an enlarged showering area, matching screen, mains overhead chrome shower and additional shower head, wash hand basin sat on a vanity unit, low-level WC with concealed cistern, tiled walls, vinyl flooring, inset ceiling down lighters, extractor fan and chrome towel radiator.

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.

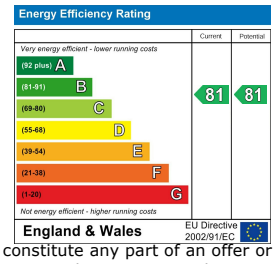
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

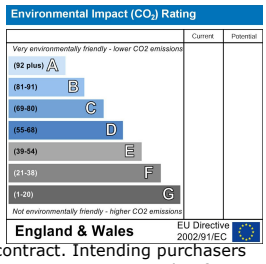
Area Map



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.
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