

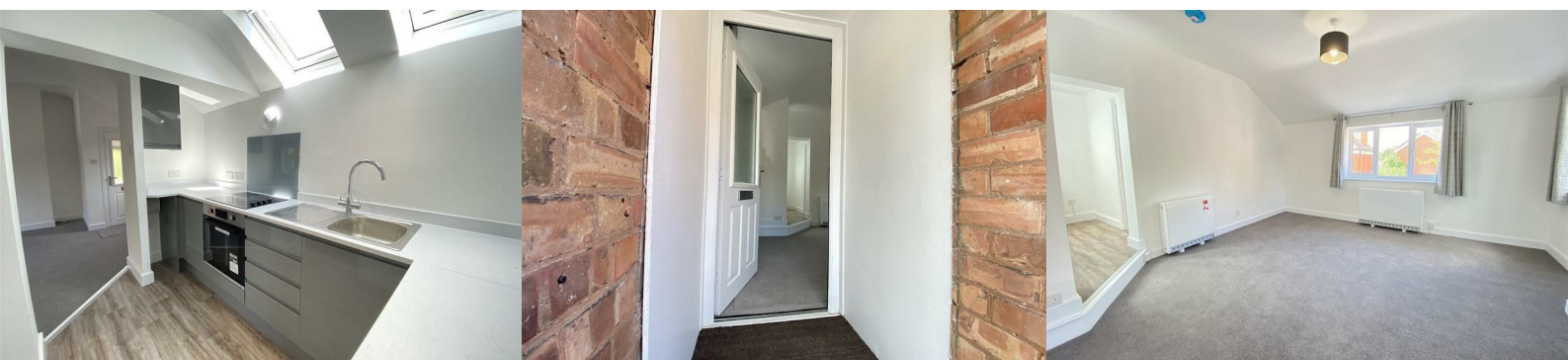


## Flat 8 Darley Slade, 107 Belper Road, Derby, DE1 3ER

**£750 Per Calendar  
Month**



Enjoying a pleasant position at the rear of this attractive conversion development is a beautifully presented and quality appointed one bedroom first floor apartment having been extensively refurbished and offering superb professional accommodation.



# Flat 8 Darley Slade, 107 Belper Road, Derby, DE1 3ER

## £750 Per Calendar Month



This stunning property features UPVC double glazed windows and door, efficient electric heaters, new carpeting and flooring, new kitchen and shower room.

Approaching the property from external stone steps to a covered storm porch with composite door leading into a large reception room surrounded by windows, open plan access into a modern fitted kitchen with cooking appliances and washing machine, double bedroom leading into a modern shower room.

Externally there is a communal parking area.

The property should be of particular interest to anyone looking for regular easy access into the city centre for work, retail and leisure.

### ACCOMMODATION

From the car park, stone steps rise to:

#### FIRST FLOOR

Covered storm porch, inset floor mat, composite door into:

#### RECEPTION ROOM

15'9" x 14'9" (4.80m x 4.50m)

A large space surrounded with UPVC double glazed windows with curtains, newly carpeted, two electric heaters, coat hanging hooks and open plan access into:

#### KITCHEN

10'6" x 6'5" (3.20m x 1.96m)

Beautifully appointed with a new range of wall and base units having matching cupboard and drawer fronts, low profile laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, hob and extractor, washing machine and space for an upright fridge freezer, two Velux windows let in plenty of natural light, vinyl flooring, door into:

#### BEDROOM

12' x 8'9" (3.66m x 2.67m)

Large UPVC double glazed window with curtains, newly carpeted, electric heater, door into:

#### EN-SUITE

5'11" x 4'9" (1.80m x 1.45m)

A brand new suite appointed with a shower enclosure with electric shower over, wash basin sat on a vanity unit, low level WC, vinyl flooring, chrome towel radiator, UPVC double glazed window with roller blind and extractor fan.

### 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.

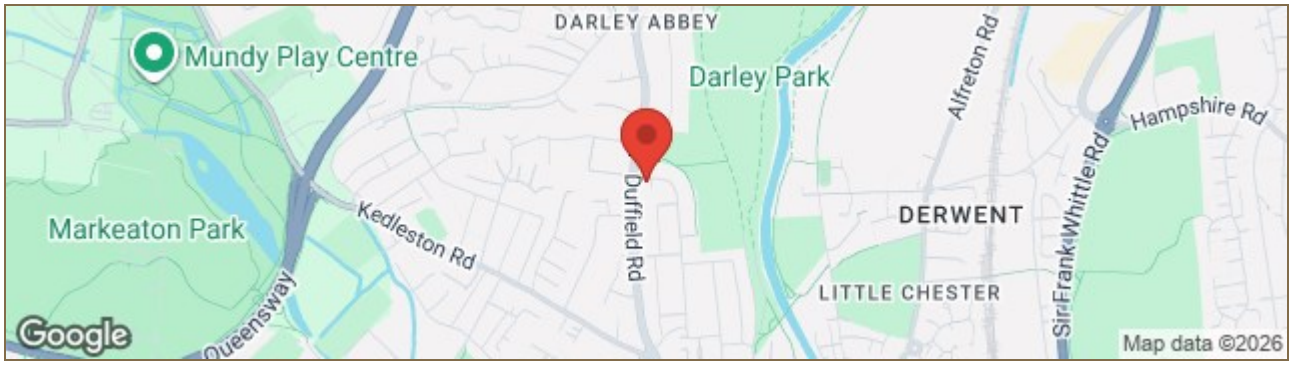
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

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.



## Road Map

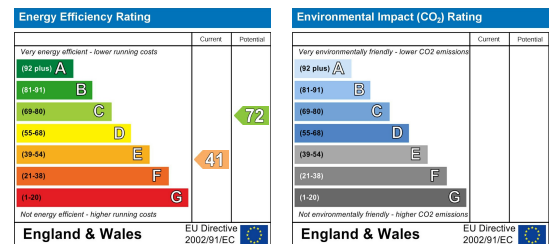


## Floor Plan

## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in 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)