Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



19 Bishops Green, St Swithins Court, Derby, DE22 3FX

£950 Per Calendar

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Situated in the heart of Derby, only a short walk from the Derby Royal Hospital and the Intu Shopping Centre, this is an immaculately presented fully furnished two bedroom apartment which benefits from gas central heating and double glazing







DIRECTIONS
Leave Derby city centre along Uttoxeter Road, proceed to the traffic lights and turn left onto the ring road. Proceed a short distance along before turning left onto St Albans Road. Turn right into St Swithins Close where Bishops Green is situated on the right hand side clearly identified by our To Let board.

This is a spacious fully furnished two bedroom apartment which benefits from gas central heating and double glazing. The current landlord has spent considerable time and effort in the presentation of this lovely apartment which in brief comprises: entrance hall, large lounge/dining room and kitchen with a range of integrated appliances. In addition the property boasts two good sized bedrooms, the master of which has an en suite and a bathroom.

Outside the property benefits from secure gated parking with an allocated parking space.

Bishops Green is a much sought after residential apartment complex in the heart of the city within easy reach of the city centre and access to the ring road giving onward travel to the M1 corridor. Viewing is highly recommended.

ACCOMMODATION
Entering the property through the secure front door into:

COMMUNAL HALLWAY
Tiled entrance hallway allows access to the ground floor apartment

SPACIOUS ENTRANCE HALL
The numbered front door opens into a hallway with quality laminate flooring, radiator, entry intercom, alarm panel, storage cupboard housing the central heating boiler together with further storage closet with hanging space.

LIVING AREA
21'11 x 13'4 (6.68m x 4.06m)
The large beautifully presented room has laminate flooring a range of leather seating, decorative furnishings and a table with four dining chairs. Natural light flows through the two double glazed windows to the front elevation and there are two radiators and open access to the kitchen area with a range of work surface and preparation areas, wall, drawer and base cupboards, stainless sink and drainer, electric oven, gas hob with extractor above, feature wine rack, inset ceiling spotlights, integrated fridge freezer and a washing machine is also included in the let.

BEDROOM ONE
14'11 x 11'8 (4.55m x 3.56m)
Accessed from the hallway, the carpeted double bedroom has a radiator, a double glazed window to the rear elevation, a double bed, a range of fited wardrobe, drawer unit and access to an ensuite.

ENSUITE
Beautifully fitted fully tiled shower room with corner shower cubicle and power shower, pedestal wash hand basin and low level WC, radiator, extractor and double glazed window to the rear elevation.

BEDROOM TWO
12'5 x 9'4 (3.78m x 2.84m)
Also from the hallway, this carpeted double bedroom is currently furnished with a single bed, desk and cupboard and has a radiator and double glazed window to the front elevation.

BATHROOM
With low level WC, pedestal wash hand basin and bath, this bathroom has complementary tiling, radiator and extractor fan.

OUTSIDE
A particular feature of this property is the secure parking to the rear with allocated parking space and visitor parking.

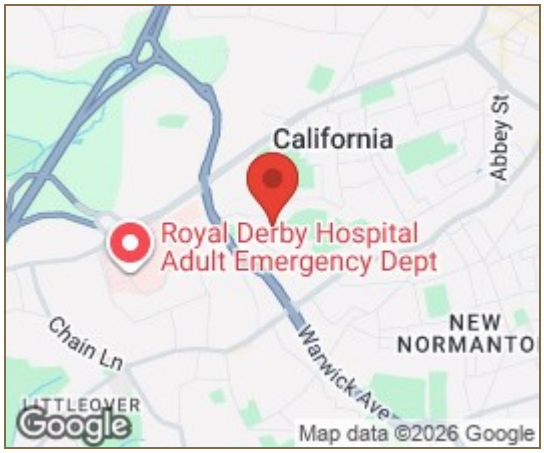
PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted 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.

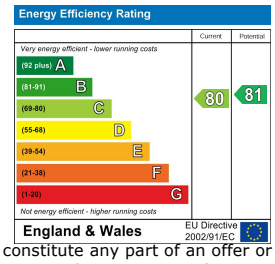
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

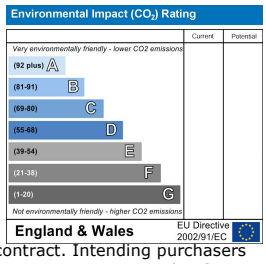
Area Map



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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