Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



17 Mill Gate Ashbourne Road, Derby, DE22 3EB

£850 Per Month

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Situated in the heart of Derby, a short walk from the vibrant city centre, this is a well appointed two bedroom apartment which benefits from central heating and double glazing.







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Set within managed communal gardens the spacious apartment briefly comprises a communal entrance hall with staircase leading to the first floor where a door opens into the property. There is a spacious hallway which gives access to a lounge with balcony, kitchen with integrated appliances, two bedrooms, the master bedroom with en-suite and a bathroom with shower attachment over the bath.

Outside the property benefits from being within a gated environment and there are managed communal gardens aswell as one allocated car parking space.

Mil Gate is a much sought after residential location in the heart of the city a short walk from the city centre with its wealth of bars, restaurants and the Derbion shopping centre. The apartment is a short walk from both Markeation Park and Darley Park offering delightful countryside walks aswell as being within easy reach of the main campus of Derby University.

The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION
Entering the property the property through a communal entrance door with staircase leading to the first floor.

ENTRANCE HALL
With intercom system, radiator and coat hanging space.

LOUNGE
16'10" x 13'9" (5.13m x 4.19m)
(Maximum measurement)
With a useful storage cupboard, with further cupboard above, double glazed doors opening to a balcony with delightful views over the managed communal gardens. Two radiators.

KITCHEN
7'9" x 12'3" (2.36m x 3.73m)
(Maximum measurement)
With a range of work surface/preperation areas, wall and base cupboards and an integrated double oven, hob and extractor. The kitchen has a stainless steel sink unit with drainer and there is an integrated dishwasher, integrated washing machine and space for a freestanding fridge/freezer. The room has a small space available for a table and chairs.

BEDROOM ONE
16'11" x 9'7" (5.16m x 2.92m)
(Maximum measurement plus lobby area)
The spacious master bedroom has a window overlooking the communal gardens and fitted wardrobes. Access to:

EN-SUITE
With low level WC, wash hand basin and shower cubicle with glazed screen.

BEDROOM TWO
11'3" x 8'7" (3.43m x 2.62m)
With double glazed window to the rear and radiator.

BATHROOM
6'11" x 7'11" (2.11m x 2.41m)
With modern low level WC, wash hand basin with storage cupboards and bath with shower

attachment over the bath, complementary tiling and heated towel rail.

OUTSIDE

Outside the property benefits from one allocated car parking space and managed communal gardens with gated access to Ashbourne Road.

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

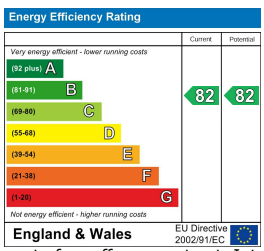


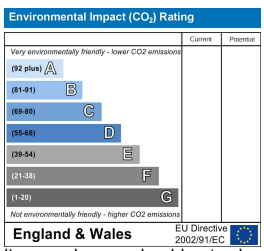
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.
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