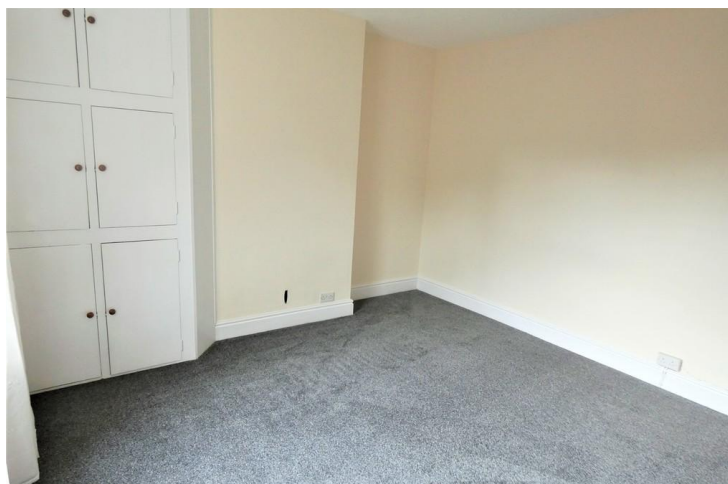
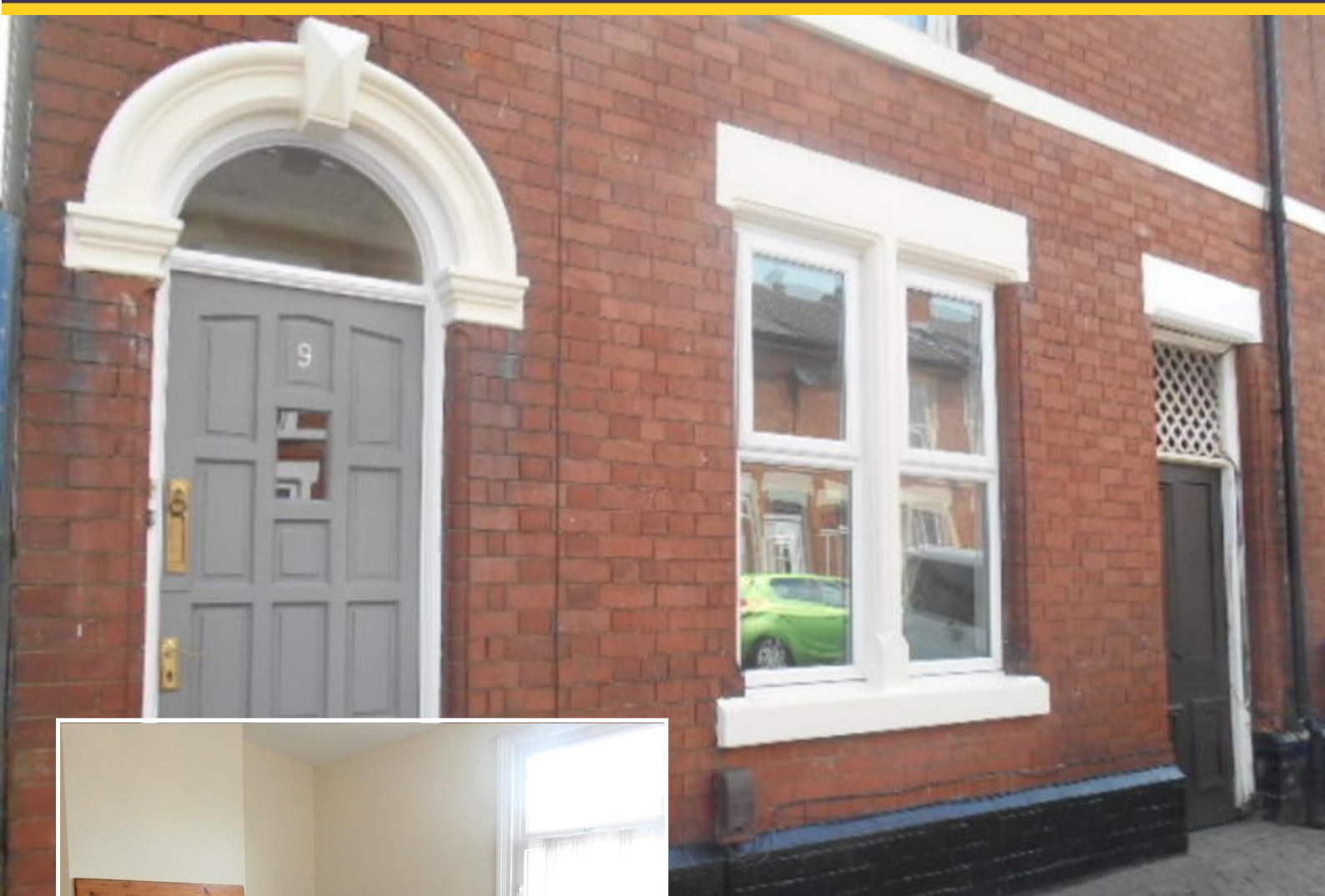


Wolfa Street

Derby, DE22 3SE



A ONE BEDROOM first floor flat close to the City Centre with the benefit of UPVC double glazing.

Offering spacious accommodation in a very popular location close to local shops, Derby Inner Ring road and other amenities.

£425 pcm

John German 

Communal Hall: Situated on the ground floor and is shared by 9a only

Hallway: Situated on the first floor with access to all other rooms.

Lounge: 12' x 12', log effect fire on raised hearth electric radiator, UPVC sealed unit double glazing.

Kitchen: 8'8 x 7'5, fitted units and cupboards, stainless steel sink and drainer, tiling, Hotpoint automatic washer, electric oven, Whirlpool refrigerator, freezer, UPVC sealed unit double glazing, electric heater.

Bedroom: 13'9 x 13, wardrobes and drawers, built in cupboards, electric heater.

Large Bathroom: Panelled bath, pedestal wash hand basin and low flush w.c., electric heater, UPVC sealed unit double glazing.

Parking: On Street Permit Parking by arrangement with Derby City Council.

This property is Unfurnished

Council Tax Band: A

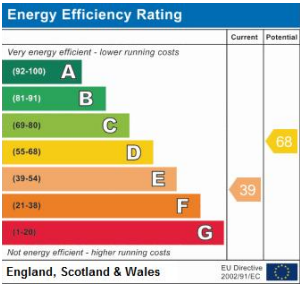
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Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johnngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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