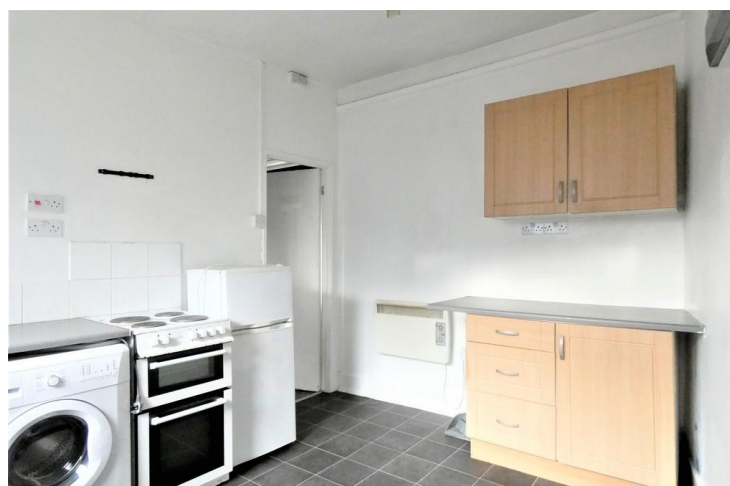




A spacious two bedroomed second floor apartment situated in a commanding corner location and part of a period Victorian building within walking distance of the City Centre. Well placed for other local amenities

£475 pcm



A spacious two bed roomed second floor apartment situated in a commanding corner location and part of a period Victorian building within walking distance of the City Centre. Well placed for other local amenities the accommodation is ready for occupation.

Ground Floor Entrance: Communal hallway to two other apartments in the building.

Entrance Hall: "L" shaped with intercom entry 'phone and access to all rooms.

To the front of the property are two good sized double bedrooms.

Large Lounge which has steps down into the breakfast kitchen where there are some base units and a free standing electric cooker

Just off the kitchen is a spacious bathroom with shower over the bath plus a separate toilet.

The property has been fitted with an additional heater and has had new carpets fitted throughout. It has also been redecorated.

There is Permit Parking to the side of the main house (contact Derby City Council for more information)

**This property is Unfurnished**

**Council Tax Band: A**

Ref: JG

#### 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.johngerman.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.

**John German**

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