



Flat 2, 37 Charnwood Street, Derby DE1 3SD

£550



Fully Furnished - Within Walking Distance To The Town Centre - Off Road Parking

Zero Deposit Option

Open plan lounge bedroom, with separate kitchen and shower room.

Lounge/Bedroom

Large open plan bedroom/ lounge area, wall mounted electric heater, carpet flooring, single light pendant and shade, fold down table, double bed with mattress, built in wardrobe space, cupboard, upvc window.

Kitchen

Stainless steel sink with cold tap, electric water tap, vinyl flooring, microwave, table top oven, fridge, upvc window.

Showe Room

Walk in shower, wc, basin, bathroom cabinet, tiled flooring, shelving.

Exterior

There are parking spaces to the rear of the property and a washroom with washing machine and tumble drier included.

Disclaimer

MOVE IN COST - First months rent £550 PCM
BOND £500
Council Tax Band - A

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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