



2 Temple Street, Derby DE23 6WQ

£395 Per Month



GROUND FLOOR DOUBLE ROOM - ALL BILLS INCLUSIVE

CLOSE TO DERBY CITY CENTRE

READY NOW!

Shared Kitchen

Having a Range of base to eye level units with a rolltop worksurface and splashback tiles. Built-in electric oven with four ring electric hob overhead extractor fan. Stainless sink and drainer and a UPVC double glaze window to the side elevation. UPVC double glaze door leading to side access. With a small outside area.

Shared Living Area

Having UPVC double glazed window to the side elevation, Laminate flooring skirting boards. A wall-mounted radiator two sofas coffee table and TV with TV stand. Dining table with four chairs.

Shared Utility

Eye-level units with rolltop worksurface and splashback tiles. Appliances range from fridge and freezer washing machine.

Room Two length 11'3" x width 10'2" (length 3.43 x width 3.11m)

UPVC double glazed window to the side elevation. A wall-mounted radiator, skirting boards, and carpeted. A double bed with bedside cabinet wardrobe and Chest of drawers.

All measurements are approximate and general

guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavor to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.

MOVE IN COST - First months rent £350

BOND - £100

Council Tax Band -NA

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

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