



103 Harrison Street, Derby, Derbyshire, DE22 3UU

£495 PCM

Available immediately. A purpose built studio flat located at the end of a cul de sac location, overlooking a green. The flat comprises new fitted kitchen with cooker, fridge freezer, microwave, washer and dryer, bathroom with shower over, studio room with double bed, two chest of drawers, easy chair. The property benefits from off road parking, electric night storage heating and has Upvc windows throughout. Council Tax Band: A. EPC: C (77). UTILITY BILLS NOT INCLUDED IN THE RENT.

Studio Room

15'7" x 12'5" (4.76m x 3.79m)



Bathroom

6'2" x 4'11" (1.9m x 1.5m)



Kitchen

8'6" x 4'11" (2.61m x 1.5m)



New fitted kitchen with new cooker, fridge freezer, microwave, washing machine and dryer.

Material Information

Verified Material Information

- Monthly rent: £475
- Council Tax band: A
- Tenure: Leasehold
- Lease length: 56 years remaining (99 years from 1983)
- Property type: Flat
- Property construction: Standard construction
- Energy Performance rating: C
- Number and types of room: 1 bedroom, 1 bathroom, 1 reception
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: None is installed.
- Heating features: Double glazing and Night storage
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good
- Parking: Communal and Off Street
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No
- Long-term area flood risk: No
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No
- Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

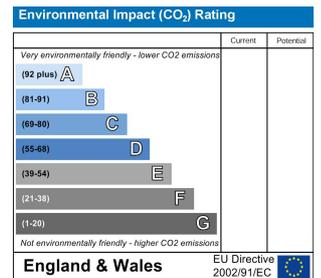
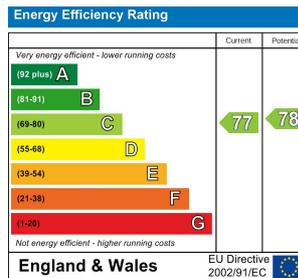
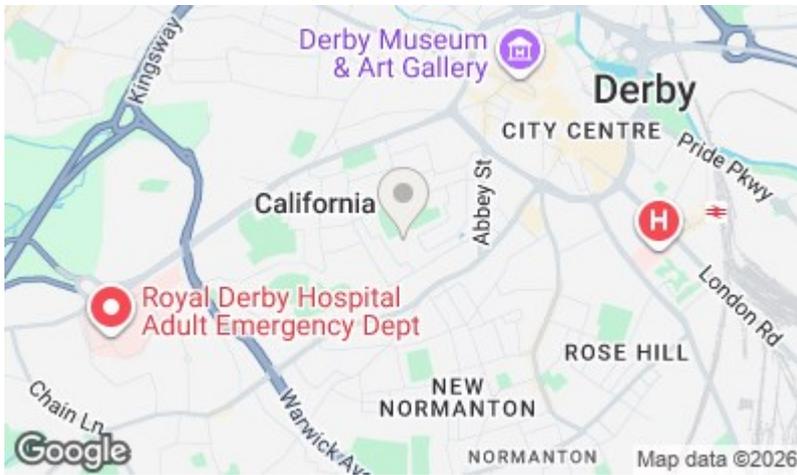
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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