



£775 Monthly

Nottingham Road, Belper, DE56

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Property Description

Derbyshire Properties are pleased to present this two bedroomed end of terrace property located within easy reach of Belper Town center. The property has undergone complete modernisation throughout.

Main Particulars

This is a fantastic rental opportunity as this property has recently undergone complete renovation to a high standard throughout.

Brand new contemporary quality kitchen featuring a breakfast bar and brand new integrated fridge, freezer and washing machine along with a new oven and induction hob. Brand new fitted contemporary bathroom with new electric shower and modern matching feature taps. Brand new combi boiler fed heating system.

The property is elevated from Nottingham Road itself and offers a large yard area with timber fence boundaries with steps leading to a raised area of lawn, mature stocked borders and boundaries, timber garden shed and stocked flower beds. The garden is also going to be landscaped in the spring time.

An internal viewing is highly recommended. Employed only, no smoking, no pets – Deposit £894. The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant.

Holding deposit: Equal to one weeks rent of £178.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: £894.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s):

Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 832355



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