



£600 Monthly

Larchdale Close, Alferton, DE55

Maisonette | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this newly refurbished 1 bedroom maisonette in a wonderful location, situated on Broadmeadows in South Normanton DE55, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

A very well presented and newly refurbished to a high standard quarter home situated in a pleasant cul-de-sac location on the popular Broadmeadows development. The accommodation briefly comprises: a spacious lounge with an attractive open plan kitchenette with a range of fitted units and newly fitted integrated oven, hob and extractor fan. To the first floor there is a landing, double bedroom and newly fitted bathroom. Outside there is a spacious garden area and parking space in the courtyard. The property benefits from electric storage heating and uPVC double glazed windows and external door.

STRICTLY NO PETS - AND EMPLOYED ONLY (subject to satisfactory references). AVAILABLE NOW.

Holding deposit: Of £138.00 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: Of £692.00 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 -809138 and The Property Ombudsman.



Telephone: 01773 832355



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