



£750 Monthly

Church Street, Belper, DE56

Flat | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this great 2 bedroom Flat in a wonderful location, situated in Heage, Belper, offering amazing comfortable living and convenience with simplicity. The property is well presented, fitted with all the basic facilities and secure gated off road parking.

## Main Particulars

An internal viewing is highly recommended for this spacious and well-appointed two-bedroom flat, located in the popular and sought-after village of Heage. This stunning property has recently undergone a complete refurbishment to an high standard, offering modern and stylish living throughout.

The flat features gated access, providing added privacy and security. Inside, the accommodation includes a spacious lounge, a stylish fitted kitchen with integrated appliances, and two generously sized double bedrooms, with the main bedroom benefiting from built-in wardrobe storage. The modern bathroom suite includes a shower fitting.

Additional upgrades include a modern gas combination central heating system, a full electrical rewire, and replacement uPVC double-glazed windows, ensuring both efficiency and comfort.

Externally, the property benefits from allocated parking for two vehicles, and a low maintenance patio area. Set in the picturesque village of Heage, this flat offers the perfect blend of contemporary comfort and rural charm.

AVAILABLE 16th December SUBJECT TO SATISFACTORY REFERENCES. EMPLOYED ONLY, NO PETS, NON SMOKERS.

Holding deposit: Of £184.00 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 £923.00 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 196310382651-809138 and The Property Ombudsman.







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

Telephone: 01773 832355

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