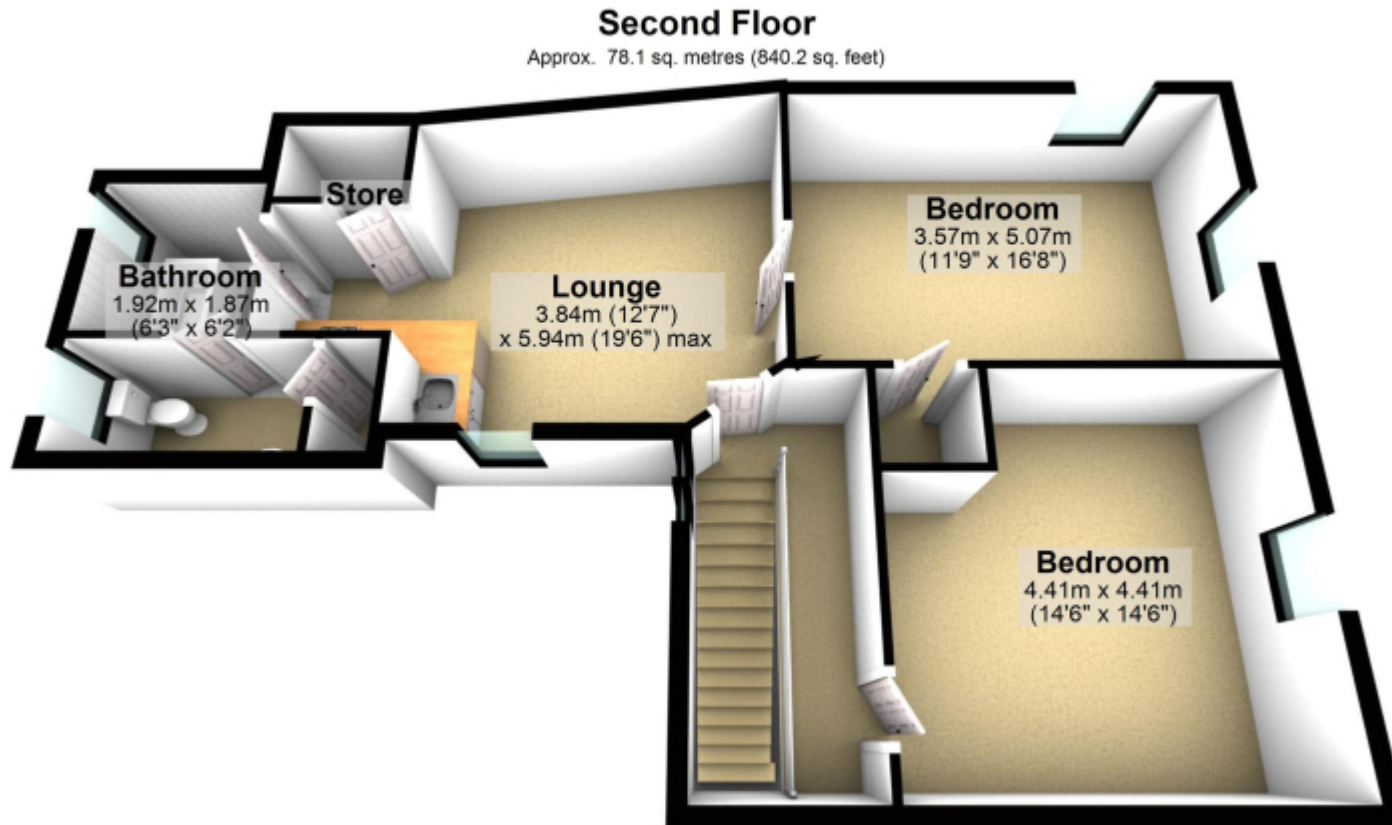




£500 PCM

Market Place, Wirksworth DE4 4ET

Flat | 2 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Property Description

The first 3 months the rent is half price £250pcm - full Price Rent after £500pcm Located in Wirksworth Village Market Place is this Second Floor two bedroom flat which has undergone a complete refurbishment and is presented to a high standard of finish with new kitchen fittings, bathroom, floor coverings and decoration throughout. In brief the flat comprises: a spacious Lounge/Kitchen Dining area with useful store, two spacious Bedrooms, Bathroom and separate toilet. The flat comes with thermostatic controlled electric heating. Available Now - No Pets - No Smokers - Employed only - subject to references - The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. Holding deposit: Of £115 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 £575 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 (Tenant's Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's 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.

Main Particulars

The first 3 months the rent is half price £250pcm - full Price Rent after £500pcm

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Second Floor Flat

Landing

The staircase gives access to the useful landing space with door to bedroom 2 and door to Lounge/Kitchen Diner.

Lounge/Kitchen Diner

12' 7" x 19' 6" (3.84m x 5.94m) A large Lounge, Kitchen Dining area fitted with wall, base and drawer units with built in electric oven and hob, inset stainless steel sink and drainer with space for appliance under, window to the side elevation, door to Bedroom 1, door to useful store and door to bathroom.

Bedroom 1

11' 9" x 16' 8" (3.58m x 5.08m) with an electric thermostatically controlled radiator and windows to both the front and side elevations and door to useful storecupboard.

Bedroom 2

14' 6" x 14' 6" (4.42m x 4.42m) with an electric thermostatically controlled radiator and window to the front elevation.

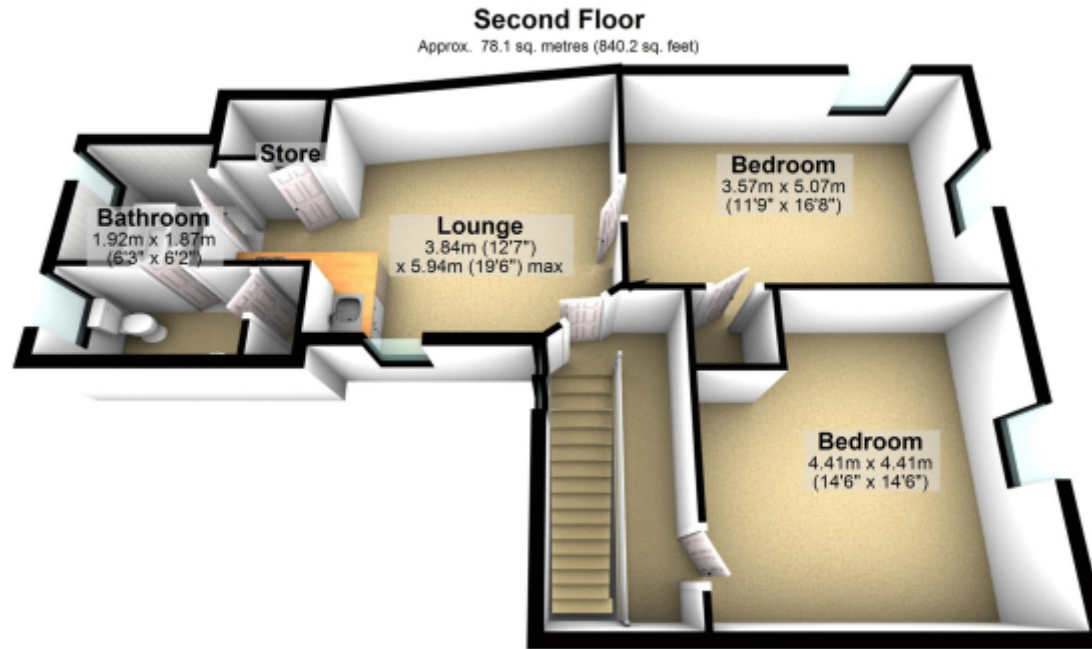
Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) with a window to the rear elevation and fitted with a white panelled bath. Door to separate WC.

Separate WC

With a window to the rear elevation and fitted with a white low flush WC and wash hand basin. Door to useful cupboard.





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 © 2026 05458547 Registered Office: 9 Bridge Street, Deans, Derbyshire DE56 1AY

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