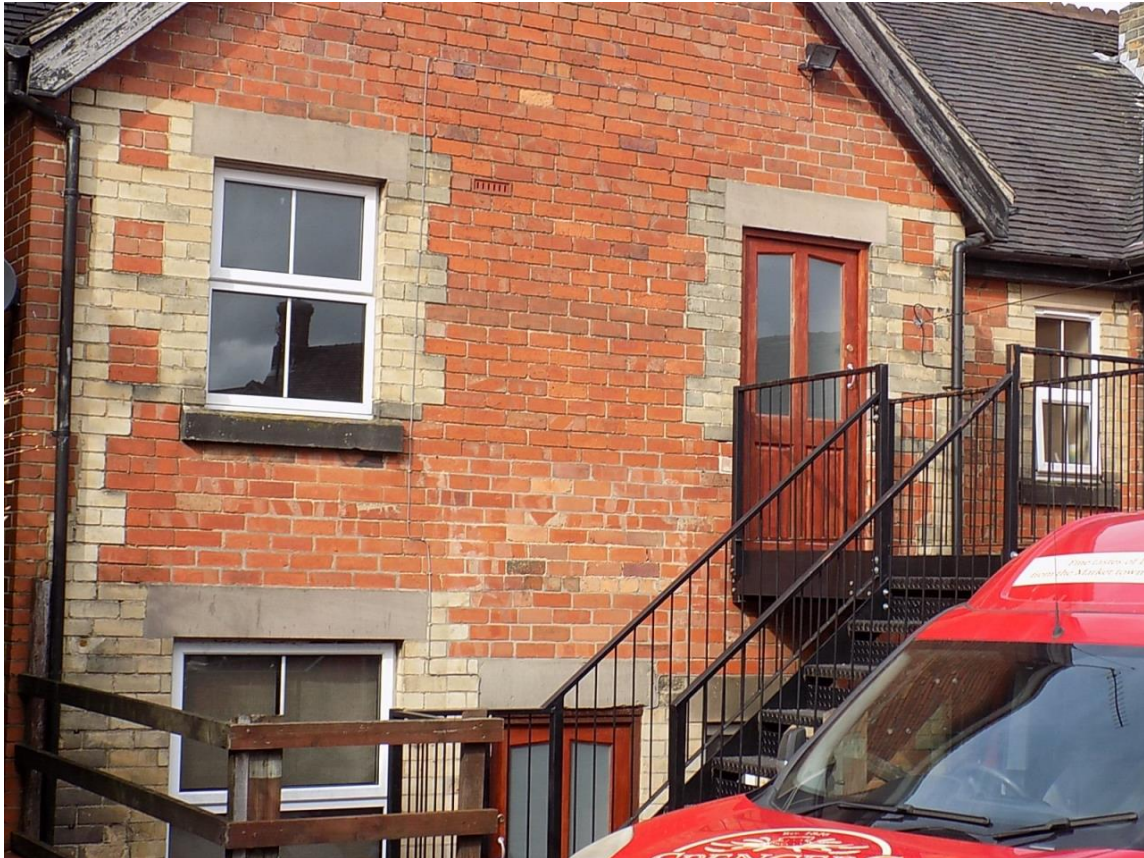
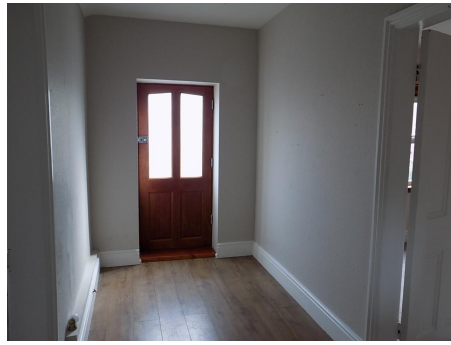


**UNION STREET ,
ASHBOURNE,
DERBYSHIRE, DE6 1FG**



Rental £550 pcm / Bond £634

**1 bedroom Flat / Apartment available
Now**



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

* Unfurnished

* Electric Heating

* Close to town centre* Council Band Tax "A" amenities

Situation

A spacious self contained one bedroom first floor apartment occupying a most convenient location within easy reach of Ashbourne's shops and other facilities. Ideal for occupation by the single person or professional couple the property is well worth an early internal inspection. SERVICES It is understood that mains water, electricity and drainage are connected. COUNCIL TAX Band A TENANCY Assured Periodic Tenancy. The Tenant is responsible for Council Tax, water rates and all utility costs. EPC Rating Band E VIEWING: Via the Ashbourne Office

Accommodation

Outside (Ground Floor)

There is no on-site parking with the property.

Bathroom (First Floor)

having three piece suite in white with overbath shower

Kitchen (First Floor)

2.56m (8'5") x 2.44m (8'1")
with fitted base and wall cupboards,
in built oven

Rear Double Bedroom (First Floor)

3.20m (10'6") x 3.17m (10'5")

Sitting Room (First Floor)

4.06m (13'4") x 3.05m (10'1")
with decorative cast iron fireplace

Spacious Entrance Hall (First Floor)

4.47m (14'8") x 1.78m (5'11")

All measurements are approximate.

Further Information

The deposit required is £634

The landlord has requested to include The tenant hereby agrees to return a signed copy of the inventory with any amendments noted within 14 days of the commencement of the tenancy. If the inventory with any amendments is not received within this time it will be deemed that the tenant is fully satisfied and in agreement with the condition of the property as noted in the inventory. , The Tenant is gifted the furniture in the property and is permitted to dispose of it if she wishes. , The Tenant has £16.00 credit on her rent account from Derby City Council. The rent due on 21st December 2025 will therefore be the reduced figure of £534.00.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months