



Kedleston Court

NORBURY CLOSE, ALLESTREE, DERBY, DE22 2QF

- One bedroom apartment
- Off road parking
- Kitchen with appliances
- Three piece bathroom suite

£600PCM

EPC Rating **54**





Property Description

One bedroom apartment in the sought after location of Allestree. Excellent road links (A38/A52/M1) and within close proximity to Derby city centre. The area is home to the Park Farm shopping centre which has over 50 stores including national retailers, boutiques, cafes and takeaway outlets.

The property is located on the 4th floor and has both lift and stair access. Featuring a living/dining area with patio doors leading to the balcony.

The kitchen comprises a fridge/freezer, washing machine, built in oven/hob and lots of cupboard storage space.

The bedroom is spacious and has a built in wardrobe.

Neutrally decorated throughout.

Offered on a furnished basis.

Initial tenancy term: 12 months



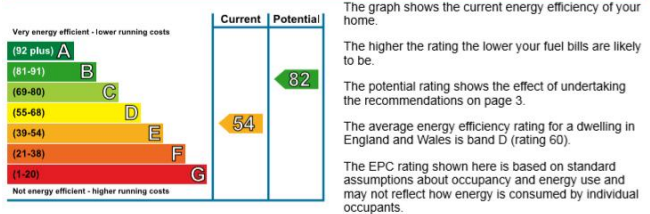
Council tax band : A

To see details of our 'Permitted Payments' for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.7 tonnes per year. You could reduce emissions even more by switching to renewable

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

