



16 City Walk, City Road, Chester Green, Derby, DE1 3QD

£825 PCM

Scofield Stone are delighted to offer 'To Let' this stylish two bedroom second floor apartment. Accommodation comprises entrance hallway, modern open plan lounge, kitchen, dining area, master bedroom with en-suite shower room, second double bedroom and family bathroom with contemporary three piece suite. The property benefits from a fully fitted kitchen with integral appliances, neutrally decorated, secure allocated parking and secure entry system. Early viewing is highly recommended to fully appreciate size and wealth of accommodation on offer.

Council Tax: B. EPC Rating: B (82) Deposit : £950, which includes holding deposit of £190.



Sales: 01283 777100
Lettings: 01332 511000

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Full Description

We are delighted to present this charming 2-bedroom flat, currently available to let. Situated in a location with excellent public transport links and local amenities, this property is ideal for couples seeking a vibrant, accessible area.

The flat is in good condition, offering a warm welcome as soon as you walk through the door. The reception room is open-plan, providing a spacious environment for relaxation and entertainment. Flooded with natural light, this area creates a bright and airy living space that will instantly make you feel at home.

The kitchen, also benefiting from an abundance of natural light, offers enough space for all your cooking needs. Whether you're preparing a romantic meal for two, or hosting a weekend brunch with friends, this kitchen will serve as the heart of your home.

The property boasts two bedrooms. The first is a double room with an en-suite, providing you with the privacy and comfort you need. The room is filled with natural light, enhancing its welcoming atmosphere. The second bedroom is a single room and offers spaciousness, making it a versatile space that could be used as a guest room or office.

Please note that the property comes with one bathroom, located separately.

In summary, this flat combines location, light, and a generous amount of space to create a comfortable living environment. It offers an excellent opportunity for couples looking to rent a property that they can truly call home.

Entrance Hall

Carpeted and neutrally decorated with radiator and storage cupboard housing space and plumbing for washing machine.

Lounge/Diner

15'11" x 12'8" (4.86 x 3.87)



Carpeted and neutrally decorated with front aspect upvc double glazed picture window, radiator, double doors to hallway, TV and telephone point.

Kitchen

8'3" x 7'5" (2.53 x 2.27)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, radiator, a range of fitted wall and floor units to contemporary styling in cream and wood grain finish, stone effect roll edge worktop, integrated fridge/freezer, integrated electric oven, inset stainless steel gas hob with extractor hood over, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated dishwasher and wall mounted gas combination boiler.

Bedroom One

11'5" x 8'3" (3.5 x 2.53)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator and fitted wardrobe with mirrored sliding door.

En Suite

Having wood effect laminate flooring and neutral decor with heated towel rail, wc, pedestal wash hand basin with chrome hot and cold taps and shower enclosure with electric shower and tiled splashbacks.

Bedroom Two

11'9" x 7'9" max (3.6 x 2.38 max)

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Council Tax Band: B



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator

Bathroom



Having wood effect laminate flooring and neutral decor with heated towel rail, wc, pedestal wash hand basin with chrome hot and cold taps and bathtub with chrome hot and cold mixer tap with shower attachment and tiled splashbacks.

Outside

To the rear is a gated car park with a single designated parking space.

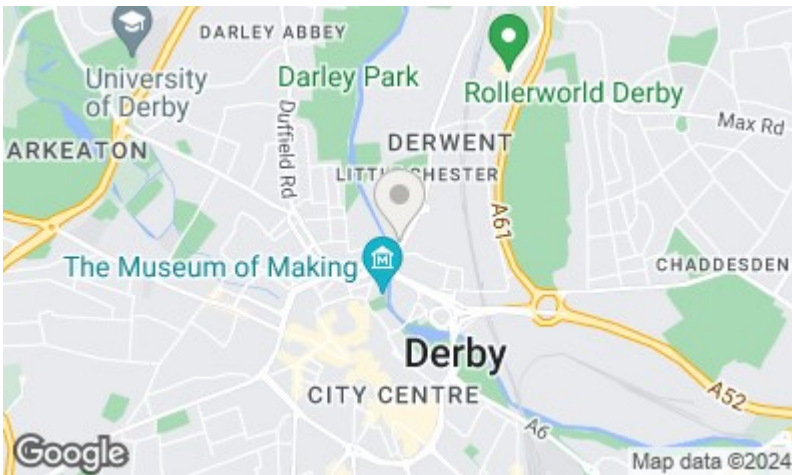
Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What three Words



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 plus) 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	



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