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Apartment 2  
7a Park Farm Centre  
Park Farm Drive Allestree  
Derby  
DE22 2QN

Per Calendar Month  
**£795 Per Calendar Month**

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- First floor apartment
- Close to University & local amenities
- Electric heating
- Entrance hallway
- Living/Dining kitchen
- Double bedroom
- Bathroom
- Permit parking available

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A modern first floor one bed apartment in the ever popular area of Allestree. Located at the Park Farm Centre and benefiting from the local amenities on your doorstep. Benefits from one off street parking space via a permit included.

## LOCATION

Allestree is a very popular residential suburb of Derby, approximately three miles from the city centre, and provides an excellent range of local amenities including the noted Park Farm Shopping Centre, excellent local schools at all levels, and regular bus services. Local recreational facilities include Woodland Tennis Club, Allestree Park with its golf course and fishing lake, and Markeaton Park also having a boating and fishing lake, together with Kedleston golf course. There is easy access onto the A38 leading to the A50 and M1 motorway. The located is convenient for the University of Derby, Derby City Hospital, Pride Park, and Toyota car factory.

## ACCOMMODATION

### ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALL

### ON THE FIRST FLOOR

Wooden door providing access to:

### APT 2 - RECEPTION HALLWAY

Recessed LED lighting, electric radiator, intercom system and doors to all rooms.

### STORAGE CUPBOARD

Housing water tank and electric circuit board.

### LIVING KITCHEN/DINER

5.18 x 4.40 (17'0" x 14'5")

Preparation surfaces with matching up-stands, inset stainless steel sink and drainer unit with chrome mixer tap over, a range of cupboards and drawers under with integrated fridge, washing machine/dryer, fan assisted oven with electric four ring hob and extractor canopy over, complementary wall mounted cupboards, recessed LED, electric radiator and upvc double glazed window to front.





#### BEDROOM

3.67 x 2.95 (12'0" x 9'8")

Electric radiator, upvc double glazed windows to front, recessed LED lighting and TV aerial.

#### BATHROOM

2.06 x 1.57 (6'9" x 5'2")

Partially tiled white suite comprising wall hung wash hand basin with chrome mixer tap over and drawer under, low level w.c., bath with chrome mixer tap and shower over with side screen, recessed LED lighting, extractor fan, electric shaver point, chrome ladder style heated towel rail.

#### OUTSIDE

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The apartment has one parking permit for the tenant only (free of charge).

#### DIRECTIONAL NOTE

From our Derby office proceed along the main Kedleston Road, travelling to Allestree. When approaching Allestree, turn right into Birchover Way, proceed along Birchover Way for approximately 1 mile then take the turning right into Park Farm Drive. The apartments are situated within the shopping centre.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 2nd September 2024.

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

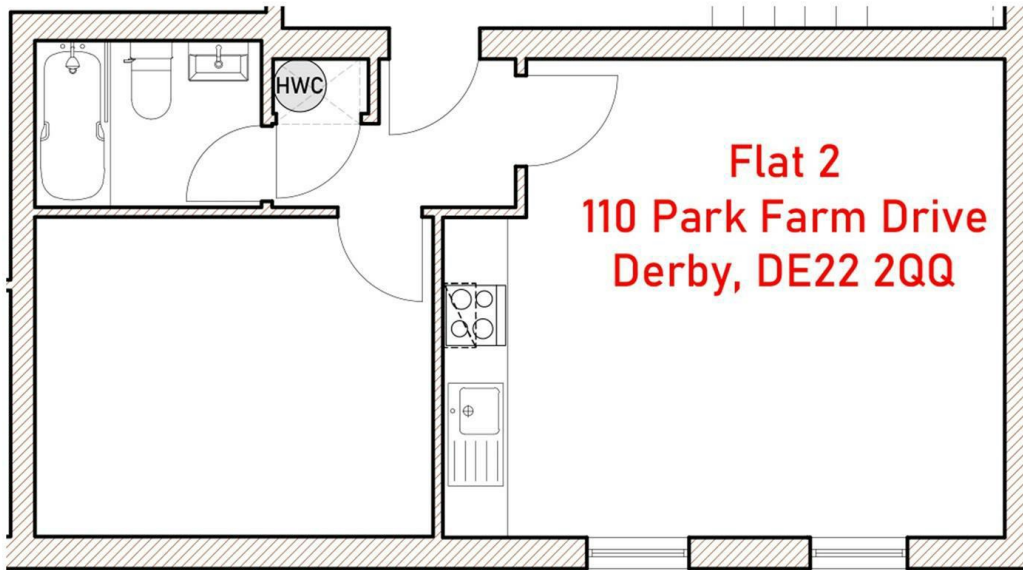
#### DEPOSIT

5 Weeks Rent.

#### VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



**SALES OFFICE**  
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 Eastern Avenue  
 Burton upon Trent  
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 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
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 Pride Park  
 Derby  
 DE24 8GX  
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 E: lettings@scargillmann.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	