



Studio Flat
5 Brizlincote Lane
Burton Upon Trent
DE15 0PR

Per Calendar Month
£495 Per Calendar Month

- Fully Furnished
- Off Road Parking
- Water & WIFI Bills included
- Conservatory
- LET & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Available TO LET is a delightful modern Studio Apartment. Available now the property offers open plan living to include fully fitted kitchen and appliances, bedroom furniture and further storage facilities, shower room and conservatory. Would ideally suit a working professional. AVAILABLE NOW.

LOCATION

Located in the popular area of Brizlincote just outside of Burton Town centre. There are regular bus services to Burton, Derby and the surrounding areas.

LIVING AREA

4.88 x 3.68 (16'0" x 12'0")

Upon entrance via the conservatory is the furnished living area, fully fitted kitchen with induction hob, washing machine, fridge. Double bed and storage furniture.

SHOWER ROOM

Fitted with w.c and wash hand basin. Shower unit with mains fed shower, tiled surrounds, vinyl flooring.

OUTSIDE

Patio area with bistro set, parking for one car on the driveway behind secure gates.

DIRECTIONAL NOTE

From Burton town centre take the A511 towards Ashby, follow over the Trent bridge up the hill towards Brizlincote. At the first round about continue straight over, Brizlincote Lane is the second left turn, follow the road to the end where the property is located on the left.





ADDITIONAL INFORMATION

Rent: £495 pcm

Holding Deposit: £114 (1 Week taken on application)

Security Deposit: £570 (5 Weeks)

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT OpPC Rating: Denreach, please check Ofcom website.

SPECIFIC REQUIREMENTS

The property is to be let furnished. No smokers. Available from 1st August 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

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

SALES OFFICE

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE

17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

