



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



### Flat 3 Granite House 34a Heyworth Street

, Derby, DE22 3DL

£675



A newly decorated one bedroomed unfurnished first floor flat with electric heating, upvc double glazing & PARKING. The Acc. comprises: entrance hall, lounge, modernised kitchen with appliances, bedroom with fitted wardrobes & new shower room. To the rear there is one parking space.



The Accommodation comprises:

Wooden entrance door to -

### Entrance Hall, Stairs & Landing

with wall mounted electric heater, smoke alarm, beige fitted carpet, loft access and cloaks cupboard off.

### Lounge

11'11" x 10'3" (3.63m x 3.12m)

with upvc double glazed window to front, 2 x wall mounted electric heaters, television aerial and telephone point. Adam style light Oak fire surround with beige marble insert and back, curtain pole and beige fitted carpet

### Kitchen

9'4" max x 8'2" max (2.84m max x 2.49m max )

(L-shaped) with range of Oak base and wall units, black marble effect square edge worktops with laminated splashback, inset black 1 ½ sink and drainer unit and upvc double glazed window to side. Single electric oven with electric hob and extractor hood over and new grey tile effect vinolay flooring.

### Bedroom

12'1" x 8'5" (3.68m x 2.57m)

with upvc double glazed window to front, electric wall mounted heater, fitted wardrobe, telephone point, television aerial, curtain pole and beige fitted carpet.

### Shower Room

with new 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with Aquaboard surround and electric shower. Upvc double glazed obscured window to side, bathroom cabinet and new grey tile effect vinolay flooring.

### Outside

Private car parking with 1 space.

### Additional information

HOLDING DEPOSIT £155.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

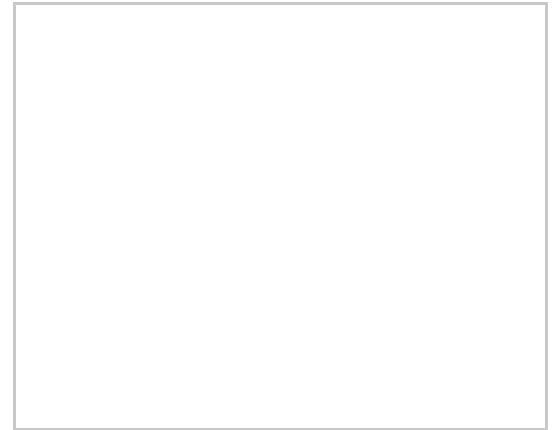
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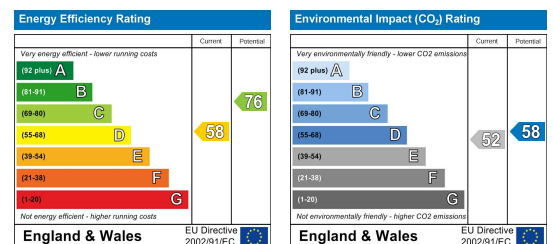
## Area Map



## Floor Plans



## Energy Efficiency Graph



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