

# 2 Bed Apartment

£825 PCM

 Garden Lodge Close, Derby, DE23 6DD



AVAILABLE NOW - UNFURNISHED - NO SMOKERS - £190.38 HOLDING DEPOSIT SECURES. Smart and stylish ground floor high specification apartment situated in this convenient position, ideally located for the Royal Derby Hospital and the City centre. Neutrally decorated throughout. UPVC double glazed with electric storage heating. In brief; communal reception hall, entrance hall with security videophone access, sizeable living area incorporating a well equipped kitchen, two bedrooms (one having shower room en-suite) and main bathroom. Outside, the property is sited on a mature well tended plot with private secure car parking to rear. ENERGY RATING C. COUNCIL TAX BAND C. TOTAL DEPOSIT £951.92.



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## Communal Entrance Hall

To:-

### Reception Hall

Having timber entrance door, security video com access phone, laminated wood effect floor, ceiling halogen down lighters and full height airing cupboard.

**Living Room 23'3" x 18'7" reducing to 12'1" (7.09 x 5.68 reducing to 3.70)**



## Lounge/Dining Area

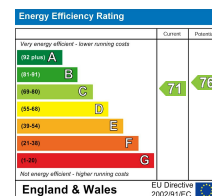


Having two ceramic electric radiators, television and media connection points, ceiling halogen down lighters, laminated wood effect floor and UPVC double glazed window to rear aspect.

## Fitted Kitchen



Having a range of wall, base and drawer units, inset electric four ring hob, electric fan assisted oven and grill, larder fridge, freezer, dish washer and washing machine.



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