

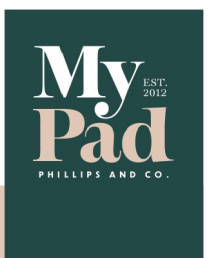
2 Bed Apartment

£875 PCM

📍 Brook Street, Derby, DE1 3PF




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£875 PCM

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AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS - EMPLOYED ONLY - £206.53 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1032.69 PLUS FIRST MONTHS RENT REQUIRED AT COMMENCEMENT OF TENANCY - HIGH SPECIFICATION SMART AND STYLISH THIRD FLOOR CONTEMPORARY STYLED APARTMENT SITUATED IN THIS HIGHLY REGARDED ENCLAVE SITUATED CLOSE TO THE FRIAR GATE AREA OF DERBY, BOASTING AN ARRAY OF SHOPS, BARS AND RESTAURANTS - TWO DOUBLE BEDROOMS - LIVING AREA WITH SUPERIOR KITCHEN BOASTING GRANITE WORKING SURFACES - GAS CENTRAL HEATING - DOUBLE GLAZING - ALLOCATED COVERED CAR PARKING ACCESSED VIA SECURE MOTORISED ELECTRONIC GATES - ENERGY RATING B - COUNCIL TAX BAND B.

Communal Entrance Hall

With stairs and lifts to all floors.

Reception Hall

With timber entrance door and two radiators.

Living Room 17'2 x 14'7 (5.23m x 4.45m)



Light and spacious area with double glazed full height windows overlooking the rear, Tv and media connection points, storage cupboard housing the combination gas boiler.

Kitchen / Dining Area



Fully fitted with feature granite working surfaces together with a range of appliances.



Principal Bedroom 22' x 12'8 (6.71m x 3.86m)



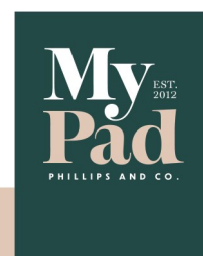
With dressing area and having radiator together with feature Velux sky lights.

Second Double bedroom 12'11 x 9'11 (3.94m x 3.02m)




With radiator and double glazed window.

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Bathroom 7'5 x 6'3 (2.26m x 1.91m)



Having white suite comprising; low centre flush Wc, pedestal wash hand basin and panelled bath with shower attachment.

Outside.



The property enjoys allocated covered car parking space accessed via electronic security gates.



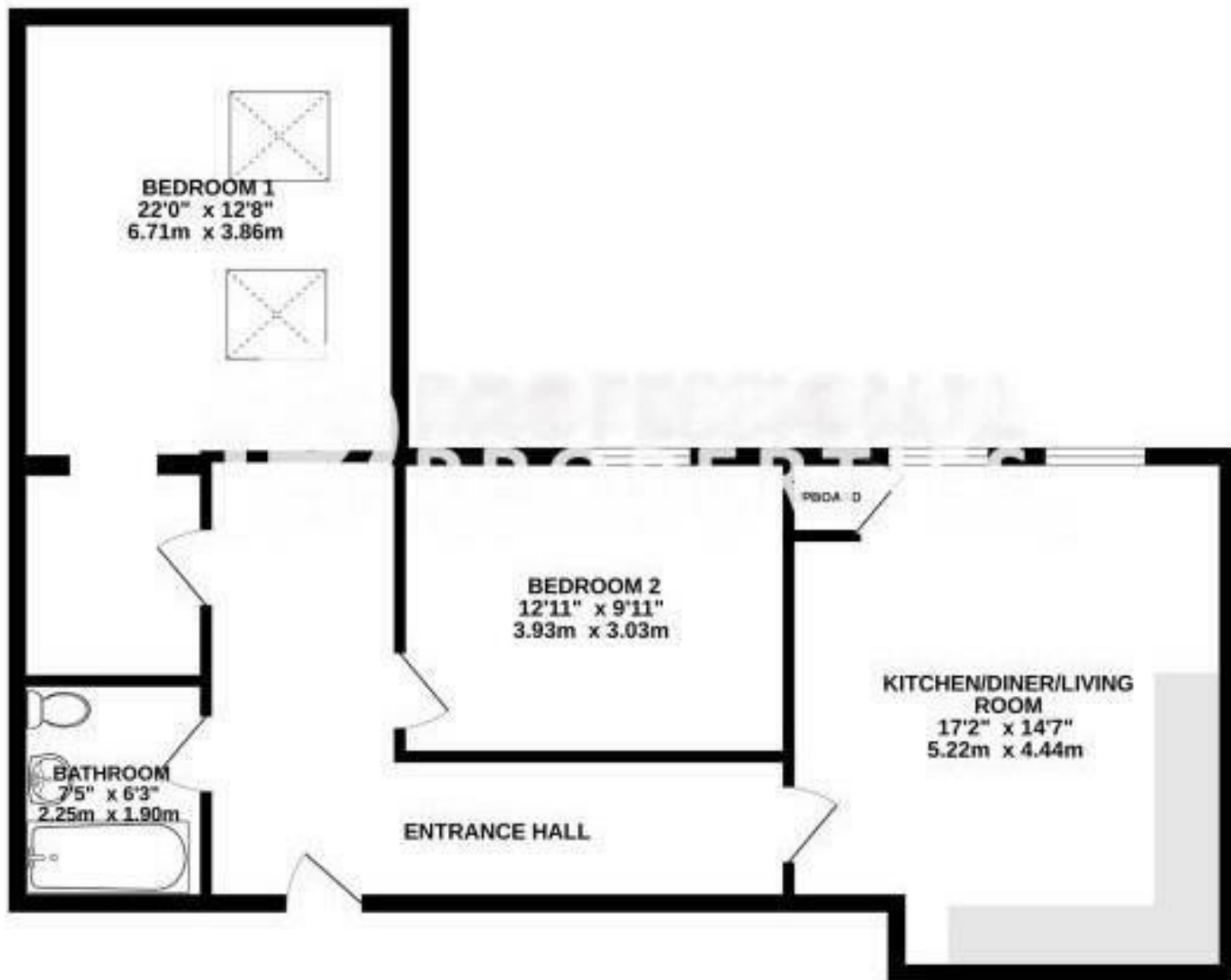
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	81	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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