

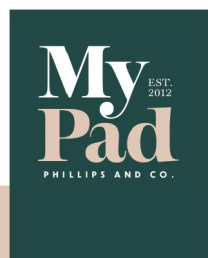
# 2 Bed Apartment

# £900 Per calendar month

 Ashbourne Road, Derby, DE22 3EB



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AVAILABLE FROM THE EARLY JUNE - UNFURNISHED - FULLY EMPLOYED - NO SMOKERS / PETS - £207.69 HOLDING DEPOSIT SECURES. A delightful first floor spacious apartment, occupying a sought after and convenient location in this ever popular residential locality, within easy walking distance of the Friar Gate area with its array of shops, bars and restaurants. Well presented and benefiting from gas centrally heating together with UPVC double glazing to include; communal entrance hall to reception hall with spacious living area incorporating a fitted kitchen, two bedrooms (principal bedroom with shower room/en suite) and family bathroom with white three piece suite. Outside is secure gated car parking and communal gardens. EPC Rating B. Council Tax band C. Full deposit £1038.46.

## Reception Hall

Having wooden effect flooring, intercom system, radiator and doors leading into the:-

## Open Plan Living Area & Kitchen 30'8" x 10'2" max (9.35 x 3.12 max)



Having UPVC double glazed window to rear aspect, space for dining table, wooden effect flooring to living area, two radiators, matching range of modern wall, base and drawer units with laminated rolled edge working surfaces, inset circular stainless steel sink with side drainer and mixer tap, integrated electric double oven and grill, four ring gas hob with extractor hood, space and plumbing for automatic washing machine, space for fridge freezer, concealed wall mounted combination gas boiler providing instant domestic hot water and gas central heating, ceramic tiled floor and UPVC double glazed window to side aspect.



## Main Bedroom 11'3" plus wardrobe depth x 8'11" (3.43 plus wardrobe depth x 2.72)



Having UPVC double glazed window to front aspect, built in wardrobes, radiator and door to:-

## Shower Room/ En Suite



Having modern three piece suite comprising; low flush wc, pedestal wash hand basin and separate walk in shower cubicle with shower over, glass shower door, recessed spot lighting, ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

## Bedroom Two 9'4" x 9'1" (2.87 x 2.77)

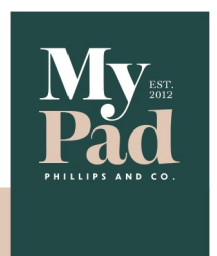
Having built in wardrobe with additional storage, radiator and UPVC double glazed window to front aspect.

## Main Bathroom 6'11" x 6'0" (2.11 x 1.83)



Having modern three piece suite


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comprising; low flush wc, wash hand basin recessed into a vanity storage unit with mixer tap and panelled bath with mixer tap and shower attachment, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, recessed spot lighting, extractor fan, heated towel rail and UPVC opaque double glazed window to front aspect.

## Outside

The property is occupied in a superb private gated position with secure car parking and attractive communal gardens for the residents of Mill Gate.

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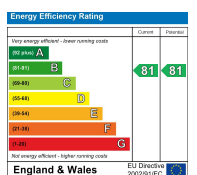
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