

# 1 Bed Apartment

£650 PCM

 Selwyn Street, Derby, DE22 3DJ



AVAILABLE IMMEDIATELY - UNFURNISHED - £150.00 DEPOSIT REQUIRED TO SECURE - FULL DEPOSIT OF £750.00 REQUIRED PLUS FIRST MONTHS RENT AT BEGINNING OF TENANCY - COUNCIL TAX BAND A - ENERGY RATING C - STYLISH REFURBISHED FIRST FLOOR APARTMENT - CLOSE PROXIMITY TO THE UNIVERSITY OF DERBY AND CITY CENTRE - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - ONE DOUBLE BEDROOM - FITTED KITCHEN - SHOWER ROOM - CAR PARKING TO REAR.




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## Communal Entrance Hall

With staircase to all floors.

## Reception Hall

Having timber entrance door and security intercom telephone.

## Lounge 10'6" x 10'9" (3.21 x 3.30)

Having television and media connection points, newly laid carpets, electric radiator and UPVC double glazed window.

## Kitchen 9'10" x 4'11" (3. x 1.5)

Having a range of wall and base cupboards with laminated working surfaces, inset black glass four ring ceramic hob with electric oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel sink top with side drainer, space and plumbing for automatic washing machine and free standing fridge freezer.

## Bedroom 9'9" x 9'1" (2.99 x 2.78)

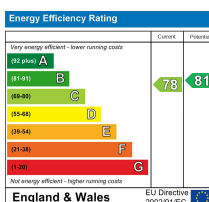
Having a newly fitted carpet, electric radiator and UPVC double glazed window.

## Shower Room

Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower cubicle, electric shower, ceramic tiled floor, ceiling extractor fan and wall mounted electric fan heater.

## Outside

The property occupies a delightful position, close to the City Centre and the University of Derby and has communal car parking to rear.



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