


## 2 Bed House - Townhouse

**£850 Per calendar month**

 Towpath Way, Spondon, Derby, DE21 7SL



Available from end of April - Unfurnished - No smokers.

Stylish three storey two bedroom mews home offering modern, tastefully decorated and sizeable accommodation. The property is located in this sought after modern enclave offering close links to the A52, Pride Park and Derby City Centre. Holding fee required of £196.15. Full deposit £980.76

EPC Rating B. Council tax band B



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## Reception Hall

Having regency style entrance door, storage cupboard (housing the gas boiler) and staircase to first floor.

## Bedroom Two 15'3" x 9'0" (4.65 x 2.74)



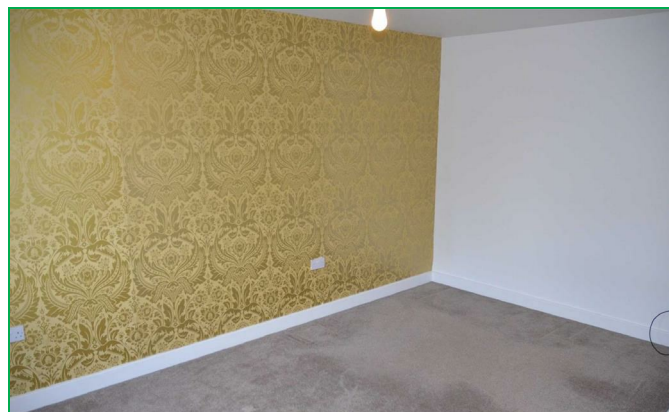
Having radiator and UPVC double glazed window to front aspect.

## Separate Shower Room



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and shower cubicle with mains fed shower, radiator and recessed understairs storage cupboard (housing the plumbing for automatic washing machine)

## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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