


## 2 Bed Apartment

£725 PCM

 Salford Way, Church Gresley, Swadlincote, Derbyshire, DE11 9RH



AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS - £155.77 HOLDING DEPOSIT REQUIRED.

Smart and stylish ground floor modern apartment situated in this highly popular locality. Gas centrally heated with UPVC double glazing. Communal reception hall, entrance hall with security intercom access phone. Spacious living room with well equipped kitchen, two bedrooms (en-suite to main bedroom) and bathroom. Allocated car parking to rear. EPC rating C. Council tax band A.




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## Communal Entrance Hall

To:-

## Reception Hall

Having timber entrance door, radiator, two large full height storage cupboards, BT connection point and security intercom access.

## Living Room 18'3" x 12'4" maximum (5.57 x 3.77 maximum)

## Lounge/Dining Area

With double radiator, television and media connection points, UPVC double glazed window to side aspect and UPVC double glazed cant bay window to front aspect.

## Kitchen Area

Having a range of modern wall and base cupboards with integrated stainless steel four burner gas hob, electric oven and grill, canopy extractor hood with down lighter, concealed Ideal wall mounted combination gas boiler (providing instant domestic hot water and gas central heating), space and plumbing for automatic washing machine, space for fridge freezer and slim line dish washer, vinyl floor and double radiator.

## Bedroom One 11'6" x 9'11" (3.53 x 3.04)

Having built in double wardrobe, double radiator and UPVC double glazed window. A door leads to the:-

## Shower Room En-Suite

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with Triton electric shower, chrome and glass shower screen and door, white enamel heated towel rail, shaver point and UPVC opaque double glazed window.

## Bedroom Two 10'4" x 8'5" (3.17 x 2.57)

Having BT connection point, double radiator and UPVC double glazed window.

## Bathroom

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with white enamel heated towel rail and ceiling extractor fan.

## Outside

Allocated car parking.



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