


2 Bed Apartment

£1,025 PCM

 Lonsdale Place, Derby, DE22 3LQ




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MY PAD GROUP

2 Bed Apartment

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DCM

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AVAILABLE NOW - UNFURNISHED - NO SMOKERS / PETS - £236.53 HOLDING DEPOSIT SECURES - BRAND NEW LUXURY HIGH SPECIFICATION GROUND FLOOR APARTMENT SITUATED CLOSE TO THE ROYAL DERBY HOSPITAL AND DERBY CITY CENTRE - HIGH SPECIFICATION - SUPERBLY APPOINTED THROUGHOUT - TWO BEDROOMS - EN-SUITE TO PRINCIPAL BEDROOM - SUPERIOR KITCHEN WITH GRANITE WORKING SURFACES AND INTEGRATED APPLIANCES - LOW ENERGY HEATING SYSTEM - UPVC DOUBLE GLAZING - PRIVATE SECURE GATED CAR PARKING. ENERGY RATING C. COUNCIL TAX BAND B. FULL DEPOSIT £1182.69.

Communal Entrance Hall

To:-

Reception Hall

Having video intercom security entrance system, electric radiator, vinyl wood grain effect floor and ceiling LED down lighters.

Living Room 20'10" x 17'10"
maximum (6.37 x 5.46
maximum)

Lounge Area



Having newly fitted carpets, electric radiator, ceiling LED down lighters, television and media connection points and UPVC double glazed French doors to small garden area to the fore.

Dining Kitchen Area



With a range of high gloss soft close fitted wall and base cupboards with granite working surfaces, inset four ring induction hob with electric fan assisted oven and grill, integrated larder fridge, freezer and slimline dish washer, inset stainless steel sink bowl with hot and cold mixer tap, extractor fan, ceiling LED down lighters, wood grain effect vinyl floor, radiator, ceiling LED down lighters and UPVC double glazed French doors to front aspect.

Utility Room 5'0" x 4'9" (1.54 x 1.45)

Having laminated rolled edge working surface with space and plumbing for automatic washing machine, extractor fan and LED down lighters.

Bedroom One 10'11" x 10'2"
(3.35 x 3.12)



Having newly fitted carpet, electric radiator,

ceiling LED down lighters, TV connection point and UPVC double glazed French doors to front aspect. A door leads to the:-

Shower Room/En Suite



Having modern white three piece suite comprising: low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in shower with chrome mains fed shower, complimentary ceramic tiled splash backs, ceiling LED down lighters, wall mounted electric fan heater and extractor fan.

Bedroom Two 11'0" x 9'0" (3.37 x 2.76)



Having newly fitted carpet, electric radiator, TV connection point, ceiling LED down

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lighters and UPVC double glazed French doors to front aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, ceiling LED down lighters, chrome heated towel rail and ceiling extractor fan.

Outside



Private security gated access leading to car parking.

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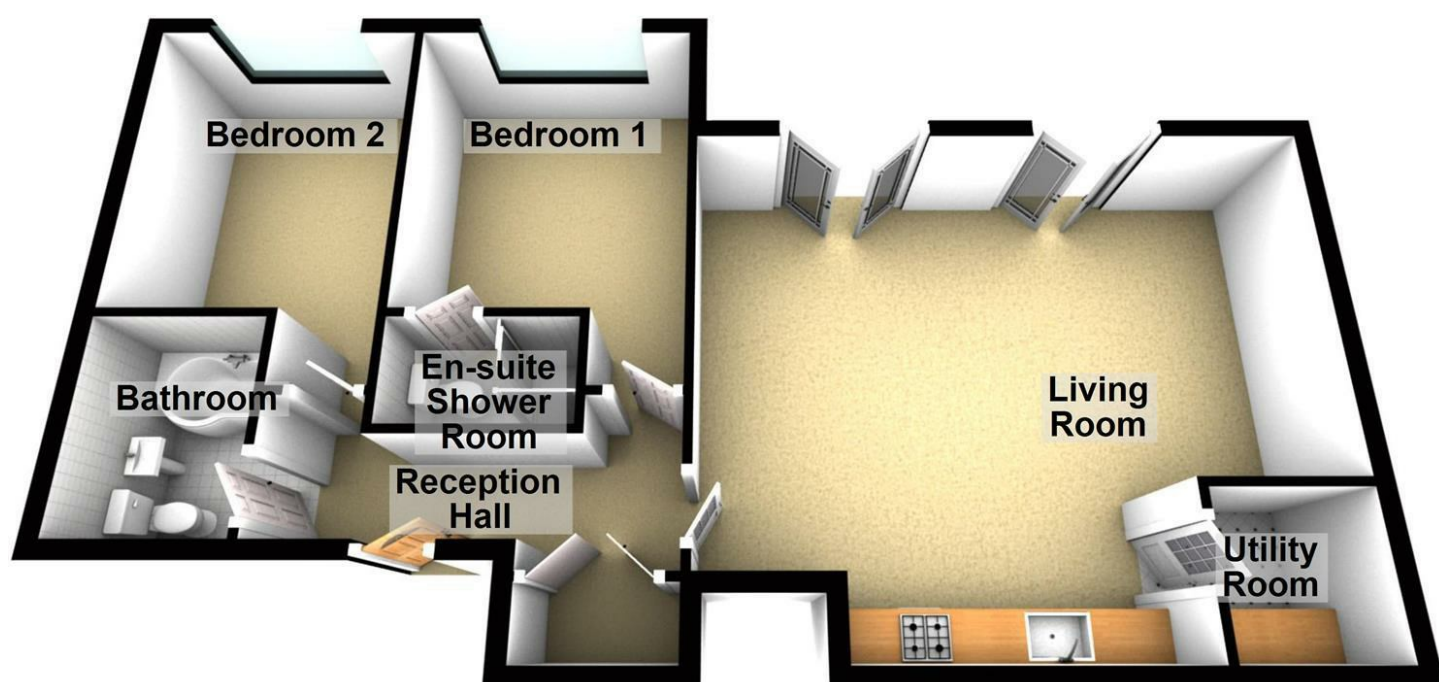
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		77	77
(55-68) D			
(48-54) E			
(29-47) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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