

## 2 Bed Apartment

**£1,000 PCM**

 Riverside Court, Stuart Street, Derby, DE1 2EB



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# 2 Bed Apartment

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DCM

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AVAILABLE FROM EARLY FEBRUARY - FURNISHED - £230.76 HOLDING DEPOSIT REQUIRED - £1153.84 FULL DEPOSIT ON COMMENCEMENT OF TENANCY - PLUS FIRST MONTHS RENT - HIGH SPECIFICATION MODERN FOURTH FLOOR APARTMENT WITH RIVER AND CATHEDRAL VIEWS - TWO BEDROOMS - EN-SUITE TO PRINCIPAL BEDROOM - NEUTRALLY DECORATED - LIFT ACCESS TO ALL FLOORS - SECURITY GATED ACCESS WITH CAR PARKING - COUNCIL TAX BAND B - ENERGY RATING C.

## Communal Entrance Hall

With staircase and lifts to all floors.

## Reception Hall

Having timber entrance door, security intercom access phone, full height storage cupboard (incorporating the space and plumbing for automatic washing machine), media connection point and ceiling halogen down lighters.

## Living Room 24'7" x 11'5" (7.51 x 3.50)

## Lounge Area



Having television and media connection points, electric central heating radiator, two wall light points, double glazed french doors and matching picture windows giving access to the balcony and offering spectacular views over the city and river.

## Kitchen Area



Having a full range of high gloss soft close fitted wall, base and drawer units with butchers block effect laminated working surfaces, matching splash backs, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space for fridge freezer, inset black glass four ring ceramic hob with electric fan assisted oven and grill, stainless steel splash back with canopy extractor hood and down lighter, ceiling LED down lighters and laminated wood effect floor.



## Bedroom One 12'7" x 9'6" (3.84 x 2.90)



Having television connection point, electric radiator, ceiling LED down lighters, BT connection point and double glazed window (offering superb views).



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## Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in tiled shower cubicle with mains fed shower, chrome and glass shower bi-fold door, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling halogen down lighters and extractor fan.

## Bedroom Two 10'0" x 9'9" (3.05 x 2.99)



Having electric radiator, ceiling halogen down lighters and UPVC double glazed windows to side and front aspects.



## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling halogen down lighters, extractor fan and UPVC opaque double glazed window.

## Outside

The property stands in private gated grounds with car parking space.

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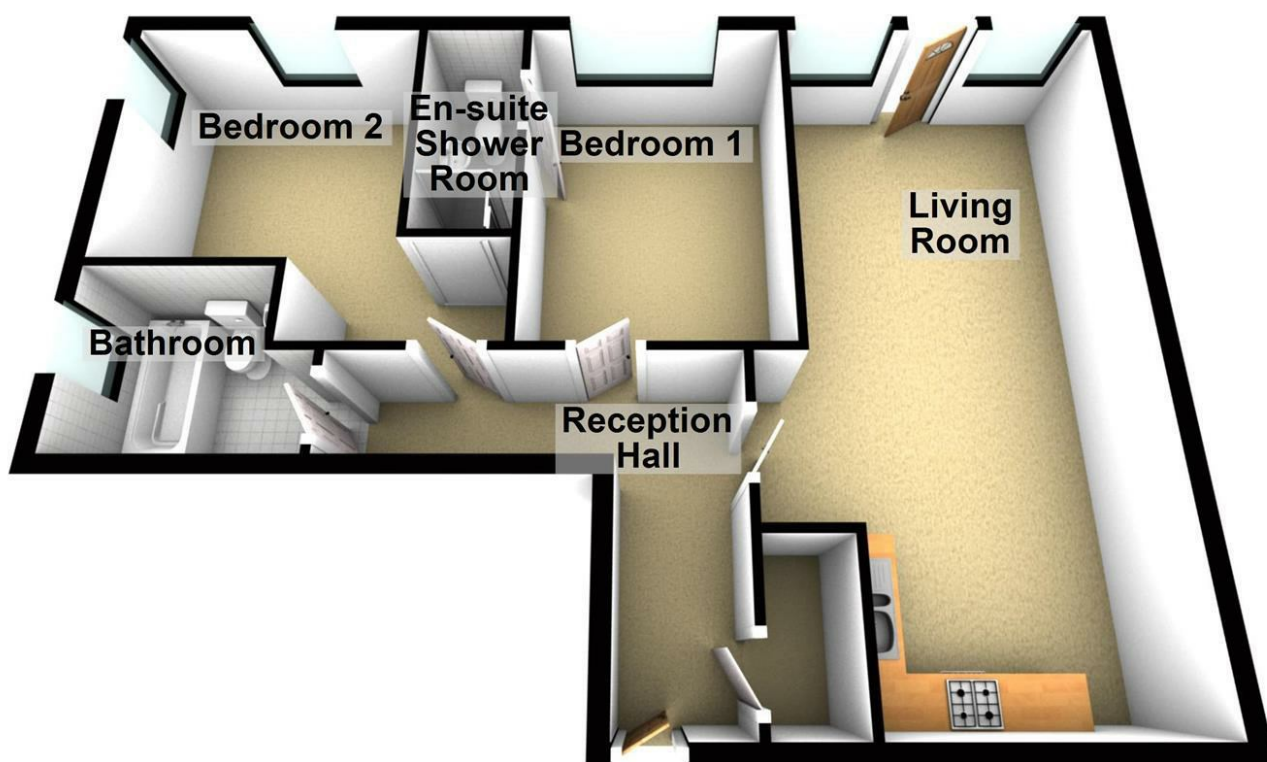
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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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