

2 Bed Apartment

£995 PCM

 Lonsdale Place, Derby, DE22 3LQ



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EST. 2012
MY PAD GROUP

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AVAILABLE NOW - UNFURNISHED - NO SMOKERS / PETS AS LEASE DOES NOT PERMIT - £229.61 HOLDING DEPOSIT SECURES - BRAND NEW LUXURY HIGH SPECIFICATION THIRD FLOOR APARTMENT SITUATED CLOSE TO THE ROYAL DERBY HOSPITAL AND DERBY CITY CENTRE - HIGH SPECIFICATION - SUPERBLY APPOINTED THROUGHOUT - TWO BEDROOMS - SUPERIOR KITCHEN WITH GRANITE WORKING SURFACES AND INTEGRATED APPLIANCES - LOW ENERGY HEATING SYSTEM - UPVC DOUBLE GLAZING - PRIVATE SECURE GATED CAR PARKING - COUNCIL TAX C. ENERGY RATING C. FULL DEPOSIT £1148.07

Communal Entrance Hall

With stairs and lift to:-

Reception Hall

Having electric radiator, video intercom access and utility cupboard.

Living Room 19'10" x 13'8" (6.05 x 4.17)

Lounge Area



Having electric radiator, television and media connection points and LED down lighters.

Kitchen Area



Having a range of modern high gloss fitted wall and base cupboards, black glass four ring induction hob with electric fan assisted oven and grill, integrated larder fridge and slimline dish washer, granite working surface and ceiling LED down lighters.

Bedroom One 14'9" x 11'10" (4.5 x 3.62)



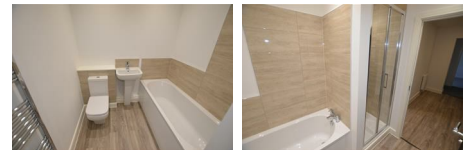
Having electric radiator, LED down lighters and two velux double glazed sky lights.

Bedroom Two 13'3" x 10'5" maximum (4.06 x 3.19 maximum)



Having television connection point, electric radiator and velux double glazed sky lights.

Main Bathroom



Having modern contemporary white four piece suite comprising; low centre flush wc, wash hand basin, panelled bath and tiled shower cubicle with mains fed shower, ceiling LED down lighters and extractor fan.

Outside

Security gated access with car parking space.

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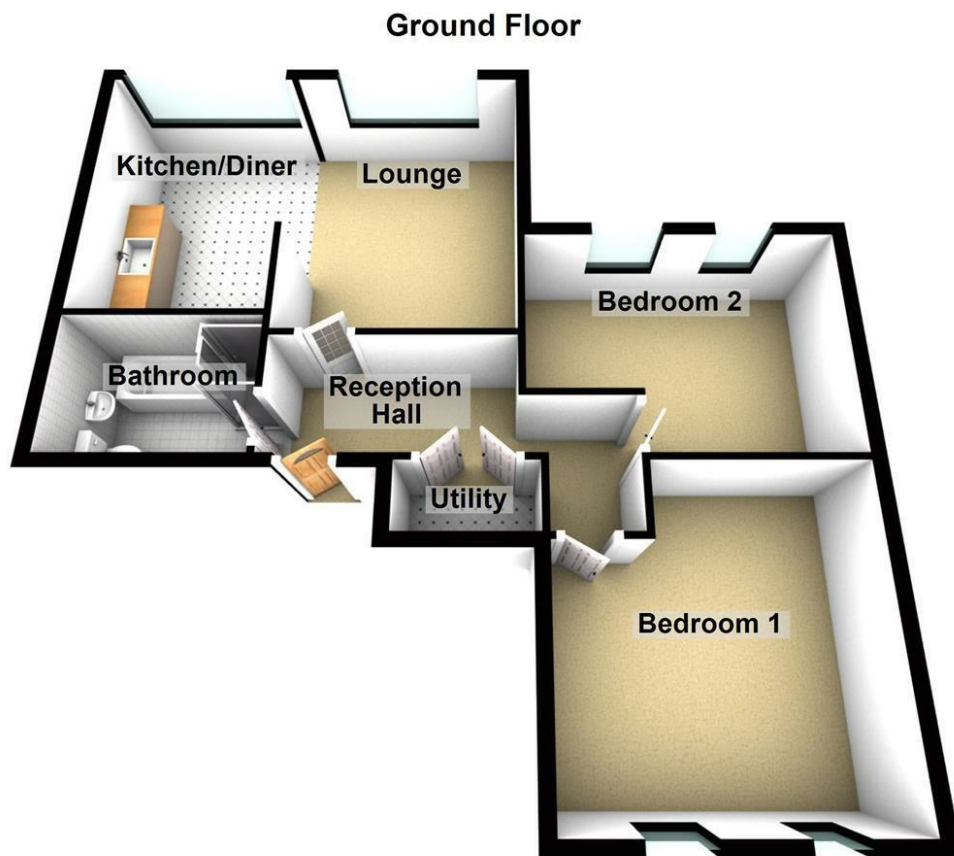
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		80	80
(55-68) D			
(48-54) E			
(29-47) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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