



20 New Orchard Place, Mickleover, Derby, DE3 9GY

£950 PCM

Available now. Scofield Stone are pleased to offer To Let, this beautiful two bedroom second floor apartment, located within the popular suburb of Mickleover. The property is within walking distance of the village centre and also has good access to through routes.

EPC: (C) Council Tax Band: (B) Deposit: £1,095 and a holding deposit of £215 which goes towards the applicants first months rent

Summary Description

Available now – Scofield Stone are delighted to present this beautifully presented two-bedroom second-floor apartment, ideally situated in the highly sought-after suburb of Mickleover, Derby. Offering spacious and well-maintained accommodation throughout, this attractive home is perfect for professionals, couples, or small families seeking modern living in a convenient location.

The property is within easy walking distance of Mickleover village centre, where an excellent selection of shops, supermarkets, cafés and other everyday amenities can be found. Residents will also benefit from excellent transport links, with straightforward access to Derby city centre, the Royal Derby Hospital, and major road networks including the A38 and the A50, making it ideal for commuters.

Combining a desirable location with comfortable accommodation, this apartment offers an excellent opportunity to enjoy everything Mickleover has to offer. Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this superb property provides.

Communal Entrance

The apartment is accessed via a well maintained communal entrance with staircase rising to the second floor.

Entrance Hall

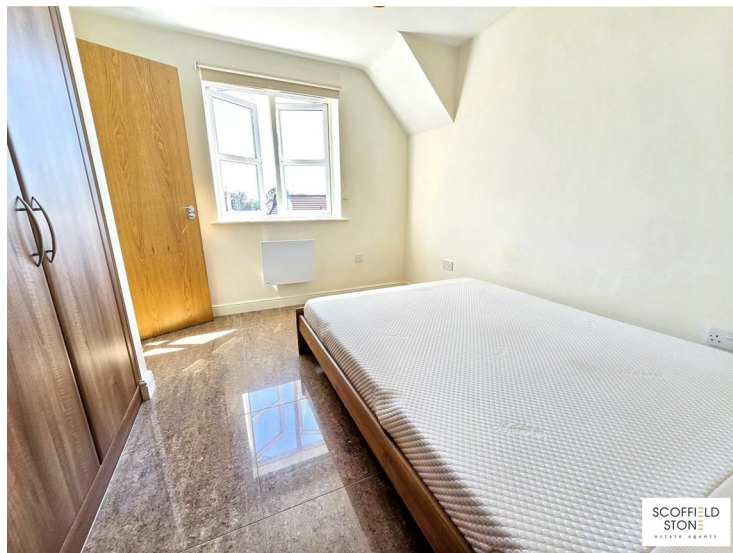
A welcoming entrance hall finished with ceramic tiled flooring, a rear facing double glazed window providing natural light, a useful airing cupboard housing the hot water cylinder and a wall mounted electric heater. Provides access to all principal rooms.

Open Plan Lounge, Kitchen & Dining Area



A bright and spacious open plan living space designed for modern lifestyles. Three double glazed windows, including a rear window overlooking the Juliette balcony, flood the room with natural light, while inset ceiling spotlights create a contemporary feel. The kitchen is fitted with a range of cream wall and base units complemented by wood effect work surfaces and incorporates an integrated electric oven with electric hob and extractor hood, integrated fridge/freezer, washing machine and dishwasher, together with a stainless steel sink and mixer tap. The living and dining areas provide ample space for relaxing and entertaining, with television and telephone points already in place. The current sofa and dining table with four chairs are also available by separate negotiation if required.

Bedroom One



A generous double bedroom featuring ceramic tiled flooring, a fitted wardrobe providing excellent storage, a front facing double glazed window and a wall mounted electric heater. The existing double bed is available by separate negotiation.

En Suite Shower Room



Well appointed with a double shower enclosure incorporating an electric shower, low flush WC, wall mounted wash hand basin, heated towel rail, shaving point, inset ceiling spotlights and complementary tiled splashbacks.

Bedroom Two



A versatile second bedroom offering fitted wardrobe storage, ceramic tiled flooring, a front facing double glazed window and wall mounted electric heater, making it equally suitable as a guest bedroom or home office.

Bathroom



Fitted with a three piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC. Finished with tiled splashbacks, inset ceiling spotlights, a heated towel rail and shaving point.

Outside

The property benefits from one allocated parking space located to the rear of the building. Residents also enjoy access to a shared rear garden, providing an attractive outdoor space to relax and unwind.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room

dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Material information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

Monthly rent: £950

The building

Semi-detached flat, standard construction

2 bedrooms, 1 bathroom, 1 reception

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE great

Parking: Allocated

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

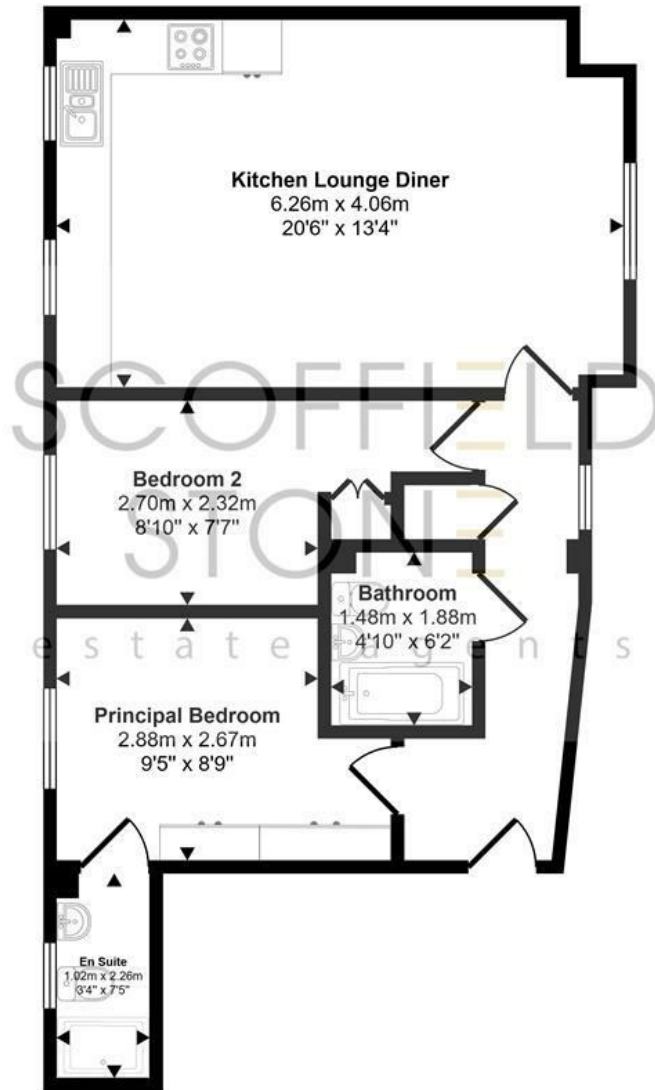
No tree preservation order

No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
57 sq m / 618 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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