

# 1 Bed Apartment

£650 PCM

 Norbury Close, Allestree, Derby, DE22 2QF



AVAILABLE MID APRIL - FURNISHED - NO SMOKERS / PETS - £150.00 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £750.00 REQUIRED PLUS FIRST MONTHS RENT AT START OF TENANCY. Stylish third floor apartment situated in this sought after suburb. UPVC double glazed and warmed by electric storage heaters, the property briefly comprises; communal reception hall with lifts and stairs to all floors. Private entrance hall with security intercom access phone, sitting room, kitchen, double bedroom and shower room with white suite. Outside is communal car parking. Council tax band A. Energy rating C



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 1 Bed Apartment

# £650 PCM

 Norbury Close, Allestree, Derby, DE22 2QF

## Communal Reception Hall

With staircase leading to the:-

## Entrance Hall

Having timber entrance door, large full height cloaks cupboard, security intercom access and electric storage heater.

## Sitting Room 13'1" x 10'7" (4.01 x 3.25)

The focal point of the room being the feature wooden fire surround with marble hearth and matching back plate, electric pebbled effect living flame fire, television and media connection points, electric storage heater and UPVC double glazed window to front aspect.

## Kitchen 13'8" x 6'6" (4.17 x 2.00)

Having a range of modern fitted wall and base cupboards with free standing electric cooker, laminated working surfaces with matching breakfast bar, airing cupboard (housing the pre insulated cylinder), tiled splash backs, full height pantry, space for fridge freezer and UPVC double glazed window to front aspect.

## Bedroom 9'5" x 9'2" (2.88 x 2.80)

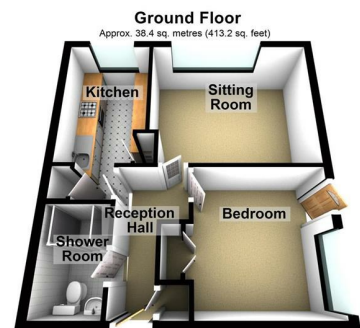
Having recessed built in wardrobe and UPVC double glazed window with matching door giving access to the balcony.

## Shower Room

Having modern three piece suite comprising; low centre flush wc, wall mounted wash hand basin and walk in shower with Triton electric shower, chrome shower cabinet and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, Dimplex wall mounted electric fan heater and extractor fan.

## Outside

Communal car parking.



Total area: approx. 38.4 sq. metres (413.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - very high running costs	G		
England & Wales		7.9	7.8

EU Directive 2002/91/EC

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.

The website owner's copyright must remain on all reproductions of material taken from this website.