


2 Bed Apartment

£850 Per calendar month

 Cape Court, Derby, DE24 1AT



AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS (the lease does not allow) - £196.15 HOLDING DEPOSIT SECURES. FULL DEPOSIT £980.76 - COUNCIL TAX BAND B - ENERGY RATING B - STYLISH FIRST FLOOR APARTMENT - TWO BEDROOMS - HIGH SPECIFICATION - CLOSE PRIDE PARK - WELL EQUIPPED KITCHEN - ALLOCATED CAR PARKING SPACE.



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**Phillips
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EST. 2012
MY PAD GROUP

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Communal Entrance Hall

With stairs to all floors.

Reception Hall

With entrance door and security intercom access telephone.

Lounge / Dining Room 22'7" x 10'8" (6.89 x 3.26)

With two radiators, Tv and media connection points, two UPVC double glazed windows, archway to;

Fitted Kitchen 8'7" x 7'1" (2.62 x 2.16)

With modern wall and base cupboards, inset four burner gas hob with electric oven, extractor, integrated washing machine, free standing fridge, boiler and UPVC double glazed window.

Bedroom One 11'6" x 11'10" (3.51 x 3.62)

With radiator and UPVC double glazed window. Door to;

Bathroom En-suite

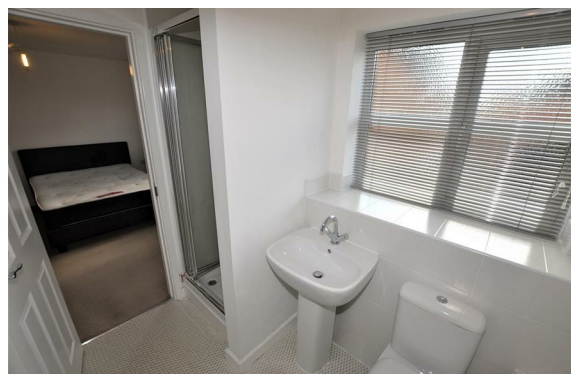
With white four piece suite, radiator, UPVC double glazed window and door to hall.

Bedroom Two 9'1" x 8'7" (2.77 x 2.64)

With radiator and UPVC double glazed window.

Outside

Communal gardens with allocated car parking space.



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Energy Efficiency Rating		
	Current	Potential
Best energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		