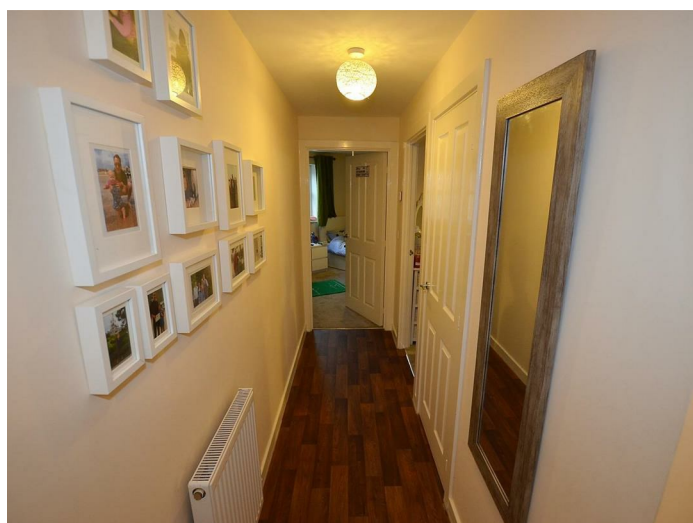
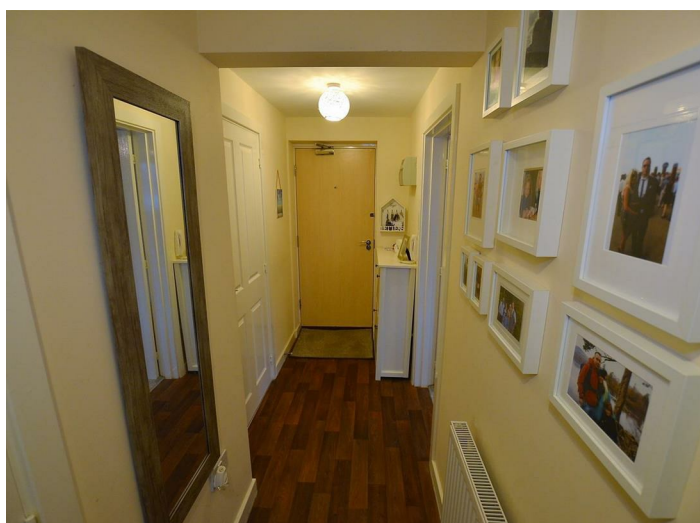


2 Bed Apartment

£875 PCM

 Girton Way, Mickleover, Derby, DE3 9EA



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& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£875 PCM

 Girtton Way, Mickleover, Derby, DE3 9EA

Available immediately - Unfurnished - £206.54 holding deposit required - Full deposit £1032.69.

A smart and stylish modern ground floor apartment situated in the highly aspirational village of Mickleover offering easy access to the nearby Royal Derby Hospital and the village centre with all of its shops and amenities. Tastefully decorated throughout and in superb order, this delightful property offers close proximity to the hospital. In brief; Communal reception hall, entrance hall, delightful living room with well equipped kitchen area, master bedroom with shower room en-suite, second double bedroom and main bathroom with white three piece suite. Outside is a rear courtyard with allocated car parking. Council tax band A. Energy rating C.

Communal Reception Hall

To:-

Entrance Hall



Having timber entrance door, security phone intercom access, radiator and large full height storage cupboard.



Living Room 21'5 x 11'7 maximum (6.53m x 3.53m maximum)

Living Area



With television, BT and media connection points, radiator and UPVC double glazed french doors with Juliette balcony to front aspect.

Dining Kitchen Area



Having a full range of modern fitted wall, base and drawer units with contemporary brushed chrome handles, granite effect laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, concealed canopy extractor hood with down lighter, space and plumbing for automatic washing machine, concealed Ideal wall mounted combination gas boiler providing instant domestic hot water and

gas central heating, inset stainless steel sink top with side drainer, hot and cold monobloc tap, complimentary ceramic tiled splash backs and UPVC double glazed window to front aspect.

Master Bedroom 12'2 x 11' (3.71m x 3.35m)



Having radiator and UPVC double glazed window to rear aspect. An internal door leads to the:-



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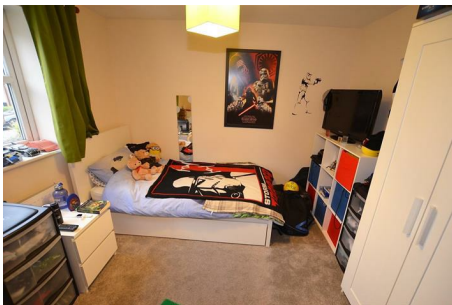
Main Bathroom



Shower Room/En Suite

Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and recessed tiled shower cubicle with Triton electric shower, chrome and glass bi-fold shower door, shaver socket, radiator, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Bedroom Two 13'4 x 10'2 maximum (4.06m x 3.10m maximum)



Having television connection point, radiator and UPVC double glazed window to front aspect.

Outside

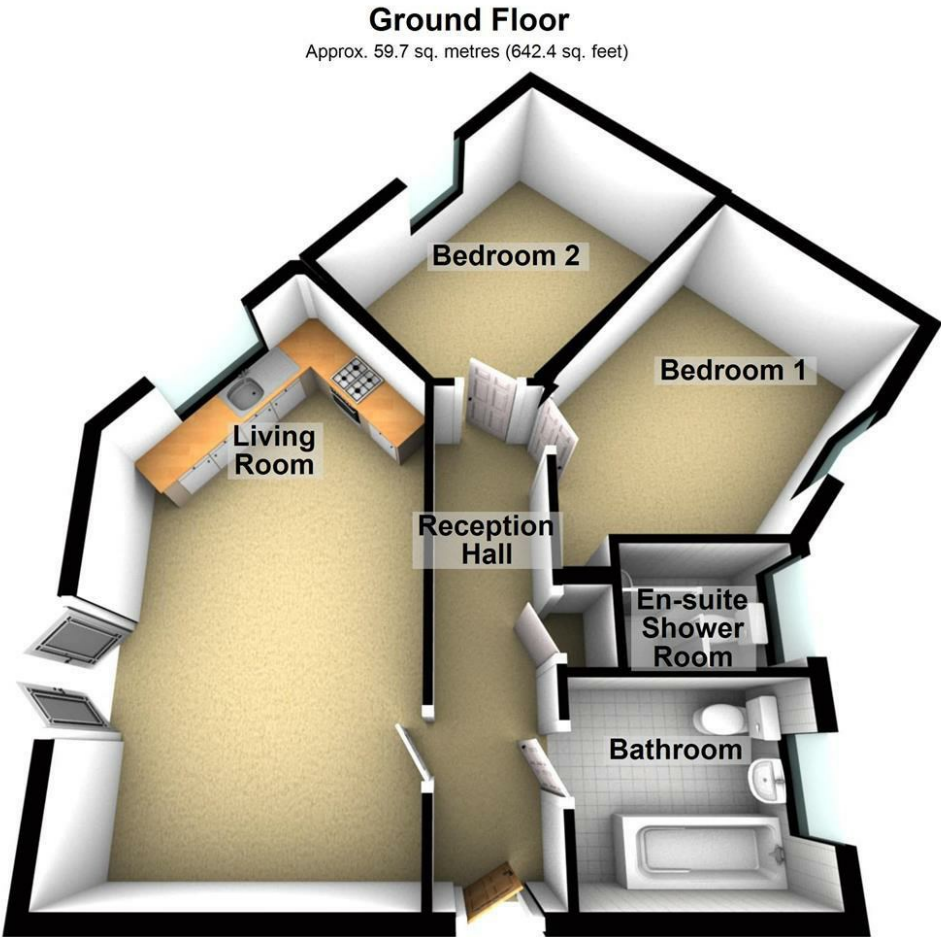
The property occupies a well tended plot in this sought after locality, situated close to the Royal Derby Hospital and offering easy access to Mickleover Village centre and the A38/A50.

At the side of the apartments is a shared tarmac driveway leading to a rear private court yard area, offering allocated car parking space, together with visitor car parking space and communal lawned gardens.

2 Bed Apartment

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Total area: approx. 59.7 sq. metres (642.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(35-45) A		
(31-35) B		
(25-31) C		
(22-25) D		
(15-22) E		
(9-15) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		