



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



71 Derby Road

Melbourne, Derby, DE73 8FE

£825 Per Month



A spacious 1 bedroomed unfurnished apartment with aluminium double glazing & electric heating. The Acc. comprises: entrance hall, open plan living/dining kitchen with oven, double bedroom & shower room. Very convenient for local amenities.



Shared entrance through the main front door into a communal hallway. A staircase leads to a private door leading to a further staircase for the three flats and the flat is then accessed off a further communal hall.

The Accommodation comprises:

Wooden flat entrance door to -

Entrance hall

with video intercom system, coat hooks, fuse board, smoke alarm and grey carpet.

Open plan lounge/dining kitchen

23'9" x 15'1" max, 9'2" min (7.24m x 4.60m max, 2.79m min)
with range of cream base and wall units, Oak effect laminate rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated Beko appliances include; single electric oven with electric hob and chimney style extractor hood over. Coated aluminium double glazed windows and fire escape to rear with curtain pole over, 2 electric heaters, smoke alarm, telephone point, tv aerial lead, grey laminate effect vinolay flooring and cupboard housing hot water cylinder.

Bedroom

11'1" min x 9'2" (3.38m min x 2.79m)
with aluminium coated double glazed windows to rear with curtain pole over, electric heater, telephone point, television aerial, coat hooks and grey fitted carpet.

Shower room

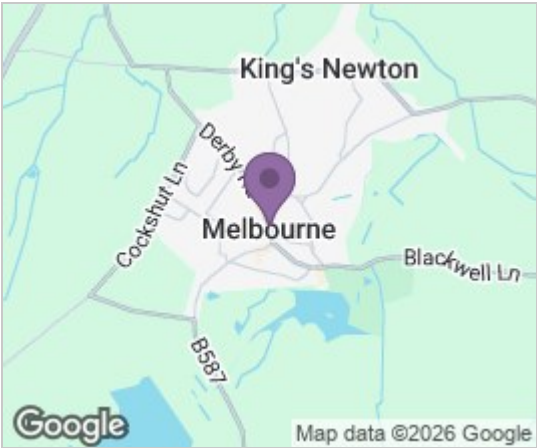
with fully tiled walls, a 3 piece white suite consisting of a pedestal washbasin, low level w.c, walk in shower cubicle with mixer shower over. Electric towel style heater, extractor fan, mirror, shaver socket and grey ceramic tiled flooring.

Additional information

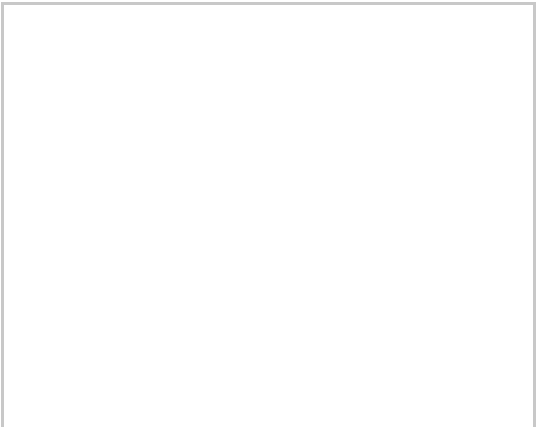
HOLDING DEPOSIT £190.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

IMPORTANT - there is only on road parking with apartment.

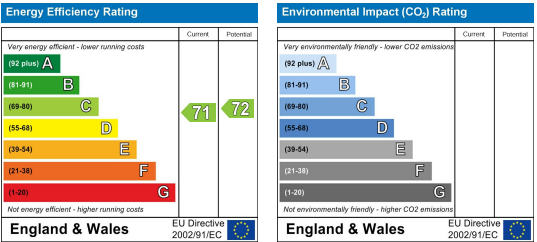
Area Map



Floor Plans



Energy Efficiency Graph



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