



2 Bed Flat/Apartment

14 Park Gate, Reginald
Street
Derby
DE23 8FQ

£895 Per Month

Fletc
& Cor

Fletcher
& Company

14 Park Gate, Reginald Street
Derby
DE23 8FQ



- Available Immediately
- Second Floor Apartment
- Superb Open Plan Living Space with Balcony Off
- Tastefully Presented Throughout
- Secure Communal Entrance Hall & Lift To All Floors
- Two Bedrooms
- Well Appointed Bathroom
- One Allocated Parking Spaces in Gated Environment
- White Goods Included
- Easy Access to Derby City Centre

Available Immediately - A stunning second floor, two bedroom apartment.

Set within a secure gated environment the property features a secure communal entrance hall with staircase and lift to upper floors, entrance door to hallway, spacious open plan kitchen/lounge/dining room with good size lounge/dining area, kitchen (with appliances) and balcony. There are also two bedrooms and a bathroom. Outside, there is an allocated parking space.

Viewing is advised to appreciate this property.



Fletcher
& Company



Fletcher
Company





The Location

Accommodation

Communal Entrance Hall

There is a secure communal entrance hall with staircase, lifts to the upper floors and private entrance door.

Entrance Hall

15'10" x 3'5" (4.83 x 1.06)

With electric heater and entry phone/intercom system.

Superb Open Plan Living Space

22'10" x 13'6" (6.98 x 4.12)

Having electric heating, spacious lounge/dining area, recessed spotlighting, double glazed windows to front and double glazed sliding patio doors to feature balcony.



Kitchen Area

Comprising granite effect worktop and matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor over and built-in oven beneath, integrated dishwasher and washing machine.

Bedroom One

11'0" x 10'7" (3.36 x 3.25)

With electric heater, recessed ceiling spotlighting and double glazed window to rear.

Bedroom Two

10'11" x 7'3" (3.35 x 2.23)

With electric heater and double glazed window to rear.



Bathroom

6'6" x 6'0" (2.00 x 1.84)

Appointed with a white suite comprising low flush WC, wash handbasin with stylish surround, panelled bath with shower over, recessed spotlighting and wall mounted heater.

Outside

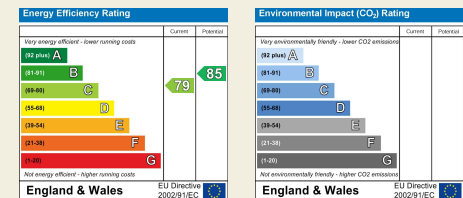
The property is set within a secure, gated environment with allocated parking spaces.

Council Tax Band B

Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
 www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Fletcher
 & Company**