

2 Bed Apartment

£950 PCM

 Roman Road, Chester Green, Derby, DE1 3RX



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MY PAD GROUP

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AVAILABLE IMMEDIATELY - UNFURNISHED - £219.23 HOLDING DEPOSIT - FULL DEPOSIT OF £1096.15 REQUIRED -. A superior first floor apartment situated in this highly desirable courtyard development of only seven prestigious apartments, located in a private gated development and sited in the historic enclave of Chester Green, within minutes walk of the beautiful Darley Park and City Centre. Gas central heating and Double glazing. In brief; communal entrance hall, reception hall, large living area with lounge / dining and fitted kitchen boasting a range of integrated appliances, principal bedroom with shower room en-suite, second bedroom and main bathroom. Outside, the property is set in private manicured gardens with car parking space and garage. Council tax band C. Energy rating C.

Communal Entrance Hall

With staircase to first floor.

Reception Hall

'L' shaped and having timber entrance door, security intercom access, large full height cloaks cupboard and radiator.

Living Room 21'1" x 15'8"
maximum (6.44 x 4.78
maximum)



Lounge / Dining Area



Having television and media connection points, radiator, coving to ceiling and UPVC double glazed cant bay window with double glazed French doors and Juliette balcony. Also included is the black double and single leather sofa.

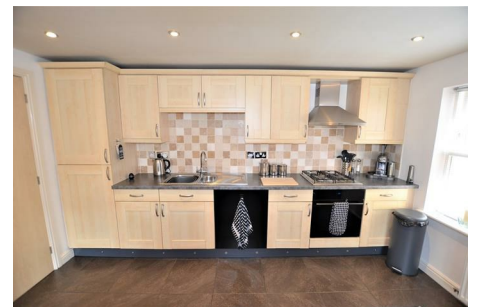


Kitchen Area



Having a full range of shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, laminated rolled edge working surface, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel four burner hob with electric fan assisted oven, canopy extractor hood with down lighter, integrated larder fridge, freezer and dish washer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, recessed utility/pantry area (incorporating a laminated rolled edge working surface with space and plumbing for automatic washing machine, built in shelving and Worcester wall

mounted combination gas boiler), radiator, ceiling LED down lighters and double glazed window to side aspect.



Principal Bedroom 16'0" x 9'5"
(4.90 x 2.88)



Having built in wardrobe, radiator and double glazed window to front aspect. A door leads to the:-

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Bedroom Two 9'7" x 8'9" (2.94 x 2.67)



Shower Room En-suite



Having modern contemporary white three piece suite comprising; low centre flush wc, feature wash hand basin nestling on a granite work top with vanity unit beneath and large walk in tiled wet area with chrome mains fed shower, chrome and glass shower door and screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, white enamel heated towel rail, ceiling LED down lighters, fitted medicine cupboard with vanity mirror, shaver socket and double glazed window to front aspect.

Having radiator and double glazed window to rear aspect.

Bathroom



Having modern white three piece suite comprising; wc and wash hand basin nestling in a white enamel vanity unit and panelled bath with mains fed shower over, chrome and glass concertina shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, white enamel heated towel rail, shaver socket, ceiling halogen down lighters, wall mounted extractor fan and double glazed window to rear aspect.

Outside



The property occupies a private position in a security gated court yard area, which leads to only seven select high quality apartments. The tarmac court yard gives permitted visitor permit parking space with a further private car parking space leading to the integral garage. The gardens are well tended, shrubbed and laid to lawn with a selection of mature trees.

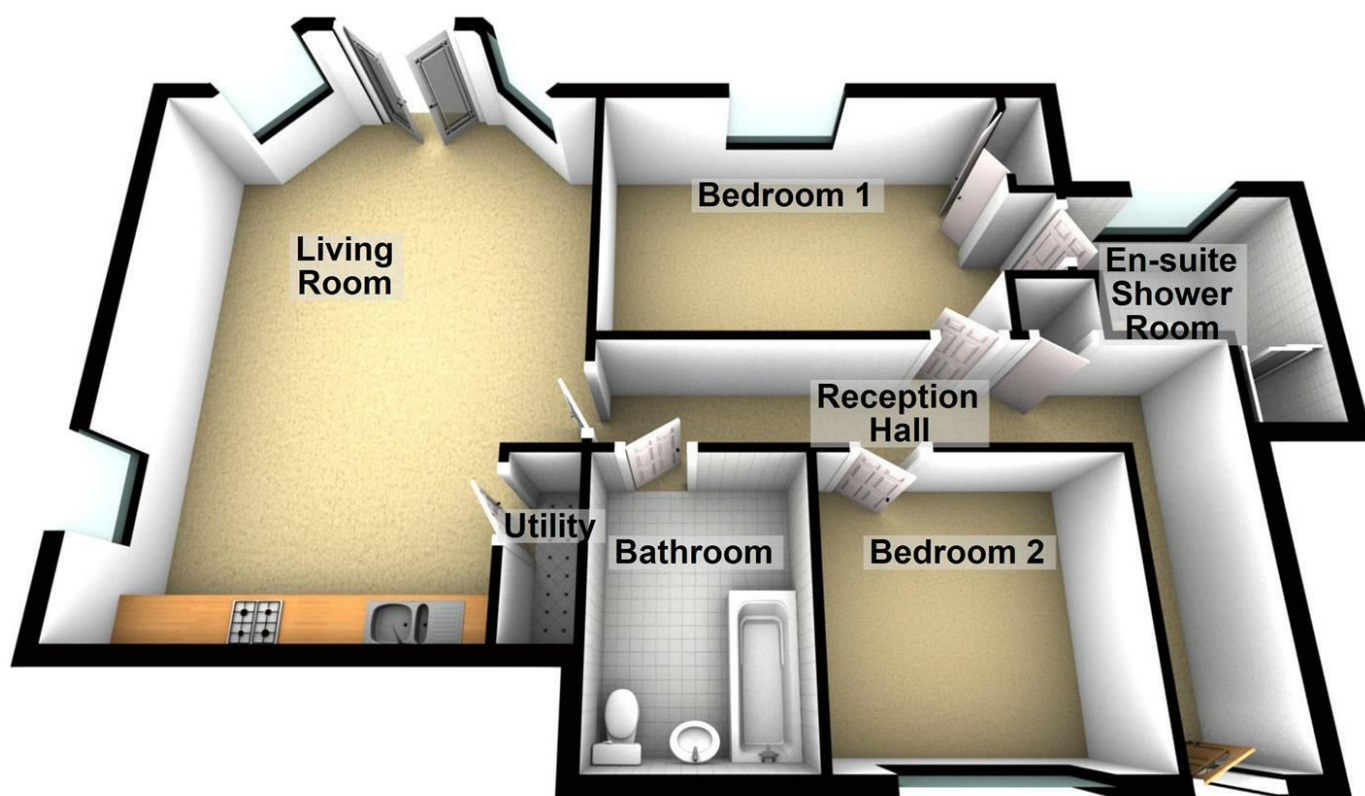


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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(27-34) B			
(19-26) C			
(13-18) D			
(8-12) E			
(3-7) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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