

2 Bed Apartment

£825 Per calendar month

 Cape Court, Derby, DE24 1AT



AVAILABLE IMMEDIATELY - STYLISH GROUND FLOOR APARTMENT - UNFURNISHED - NO SMOKERS / PETS (THE LEASE DOES NOT ALLOW) - £190.38 HOLDING DEPOSIT SECURES. SMART AND STYLISH GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED PROPERTY SITUATED CLOSE TO PRIDE PARK. COMMUNAL ENTRANCE HALL LEADING TO - RECEPTION HALL, LOUNGE, / DINING ROOM WITH WELL KITCHEN, TWO BEDROOMS AND BATHROOM WITH FOUR PIECE WHITE SUITE. ALLOCATED CAR PARKING TO REAR. FULL DEPOSIT £951.92. COUNCIL TAX BAND B, EPC RATING C



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£825 Per
calendar

 Cape Court, Derby, DE24 1AT

Communal Entrance Hall

To:-

Reception Hall

Having timber entrance door, security intercom access and radiator.

Lounge/Dining Room 22'6" x 11'9" (6.87 x 3.60)

Incorporating a kitchen area and having a range of modern fitted wall and base cupboard with integrated washing machine together with a free standing fridge, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed Potterton combination gas boiler, two radiators, carpet and vinyl floor, television and media connection points and UPVC double glazed windows to both front and rear aspects.

Bedroom One 12'6" x 11'5" (3.82 x 3.50)

Having radiator and UPVC double glazed window.

Bedroom Two 9'4" x 8'5" maximum (2.86 x 2.59 maximum)

Having BT connection point, radiator and UPVC double glazed window.

Bathroom

Having modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with walk in tiled shower cubicle with mains fed shower, radiator, wall mounted extractor fan and UPVC opaque double glazed window.

Outside

Allocated car parking for one car to the rear.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.

The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

www.phillipsandco.co.uk | 01332 40 25 25

Phillips
& Co
EST. 2012
MY PAD GROUP