

2 Bed Apartment

£775 PCM

📍 St Mary's Court,, Duke Street, Derby, DE1 3DD



AVAILABLE FROM 1ST DECEMBER- UNFURNISHED - £178.84 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT SECURED IN BOND £894.23 - COUNCIL TAX BAND A - ENERGY RATING C - SMART AND STYLISH HIGH SPECIFICATION GROUND FLOOR APARTMENT - TWO BEDROOMS - POPULAR ENCLAVE CLOSE TO CITY CENTRE, FRIAR GATE AND DARLEY PARK - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - CAR PARKING SPACE.



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

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

2 Bed Apartment

£775 PCM

 St Mary's Court,, Duke Street, Derby, DE1 3DD

Entrance Porch

Having timber and opaque glazed entrance door with laminated wood effect floor.
An internal timber door leads to the:-

Reception Hall

Having laminated wood effect floor, deep understairs storage cupboard and ceiling LED down lighters.

Living Room 18'7 x 10'7 (5.66m x 3.23m)

Dining Kitchen 10'7 x 10'3 (3.23m x 3.12m)

Having newly fitted high gloss wall, base and drawer units with contemporary brushed chrome handles, wood grain effect trim with matching laminated rolled edge working surfaces, inset four ring black glass ceramic hob with Neff electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed Ideal wall mounted combination gas boiler, inset stainless steel sink top with side drainer, hot and cold monobloc tap, space and plumbing for automatic washing machine (please note the washing machine shower is available by separate negotiation), integrated larder fridge, laminated wood effect floor and ceiling LED down lighters.

Lounge Area 10'7 x 8'5 (3.23m x 2.57m)

Having laminated wood effect floor, television and media connection points, radiator and double glazed window to rear aspect.

Bedroom One 10'9 x 8'4 (3.28m x 2.54m)

Having radiator and double glazed window to front aspect.

Bedroom Two 8' x 6'11 (2.44m x 2.11m)

Having radiator, laminated wood effect floor and double glazed window to rear aspect.

Bathroom

Having newly fitted modern contemporary white three piece suite comprising; concealed flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled walls, matching shelving, contrasting ceramic tiled floor, chrome heated towel rail, extractor fan and ceiling LED down lighters.

Outside

The property occupies a court yard position with block paved allocated car parking space.



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.

