



Harrison Street | | Derby | DE22 3UU

£475 PCM

SCOFFIELD STONE  
estate agents

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Available immediately. A purpose built studio flat located at the end of a cul de sac location, overlooking a green. The flat comprises new fitted kitchen with cooker, fridge freezer, microwave, washer and dryer, bathroom with shower over, studio room with double bed, two chest of drawers, easy chair. The property benefits from off road parking, electric night storage heating and has Upvc windows throughout. Council Tax Band: A. EPC: C (77). UTILITY BILLS NOT INCLUDED IN THE RENT.

### Studio Room

15'7" x 12'5" (4.76m x 3.79m)

### Kitchen

8'6" x 4'11" (2.61m x 1.5m)

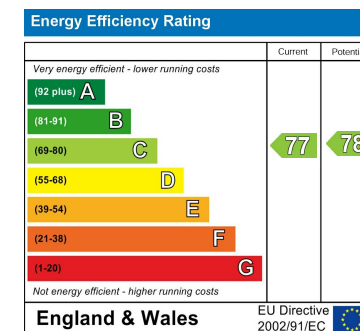
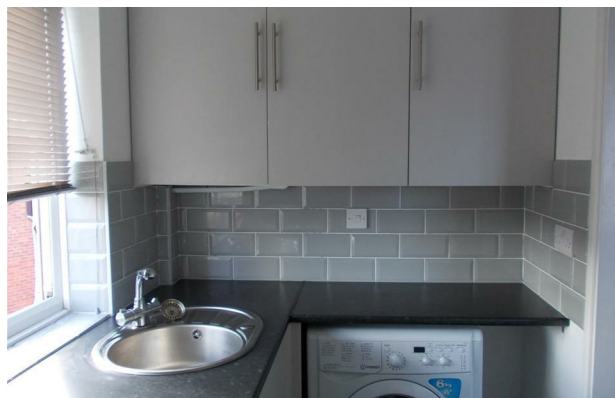
### Bathroom

6'2" x 4'11" (1.9m x 1.5m)

### Material Information

### What3Words

Disclaimer 03/2021  
(Hilton)



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