

**2 Bed Apartment**

**£800 PCM**

 Sidney Street, Derby, DE1 2TU



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# 2 Bed Apartment

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AVAILABLE IMMEDIATELY - £184.62 HOLDING DEPOSIT - FULL DEPOSIT OF £923.08 REQUIRED AT START OF TENANCY - UNFURNISHED - Smart and stylish, spacious contemporary styled third floor apartment situated close to the City Centre with its array of bars and restaurants, nearby London Road Hospital, Bombardier and Derby railway station, standing in its own private grounds behind motorised electric gates. UPVC double glazing, electric radiators together will neutral decor and floor coverings. In brief; communal entrance hall with stairs and lift to all floors, reception hall (with security intercom access), superior open plan lounge / dining room with well equipped kitchen, two bedrooms (main bedroom with shower room en-suite) and bathroom. Car parking space.

EPC Rating C. Council tax band A.

## Communal Entrance Hall

With staircase and lifts to all floors.

## Reception Hall

Having timber entrance door, electric panel heater, airing cupboard, security intercom access telephone and newly fitted carpet.

## Living Room



## Lounge/Dining Area 16'10" x 10'4" (5.15 x 3.17)

Having newly fitted carpets, electric panel heater, television and media connection points, sky light and UPVC double glazed French doors with Juliette balcony.



## Fitted Kitchen 15'9" x 6'6" (4.81 x 2.00)

Having a range of wall and base cupboards with laminated working surfaces, inset black glass four ring hob with electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, sky light and electric panel heater.



## Bedroom One 13'1" x 14'0" maximum (4.01 x 4.28 maximum)

Chevron shaped and having wardrobe, bedside cabinets, electric panel heater, UPVC double glazed window and door to:-



## Shower Room/En Suite

Having modern white three piece suite with electric shower.



## Bedroom Two 10'8" x 8'3" (3.26 x 2.54)

Having wardrobe, chest of drawers, electric panel heater and velux sky light.



## Main Bathroom

Having modern white three piece suite.

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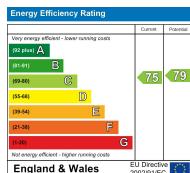
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## Outside

Secure and gated car parking space.

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