AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



124 Kedleston Road

, Derby, DE22 1FX

£640 Per Month

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A modernised 1 double bedroomed unfurnished first floor flat with gas central heating & upvc double glazing. The Acc. comprises: (communal maintained entrance hall) open plan lounge/kitchen with oven, double bedroom and shower room. Very convenient for Derby City Centre & University.







The Accommodation comprises:

Wooden part glazed front entrance door to –

Kitchen area
8'11" x 6'10" (2.72m x 2.08m)
with range of white base and wall units, Walnut rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated appliances: single electric oven with electric hob and extractor hood over.

Open plan Lounge
13'7" x 10'10" max (4.14m x 3.30m max)
with upvc double glazed french doors to rear with upvc double glazed windows to sides with 3 cream roman blinds over, double central heating radiator, telephone point, television aerial, Drayton boiler programmer and Oak fitted laminate flooring.

Bedroom
15'0" x 7'2" (4.57m x 2.18m)
with upvc double glazed window to front, single central heating radiator, venetian blind and Oak laminate flooring.

Shower room
6'7" x 6'1" (2.01m x 1.85m)
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with tiled surround and Triton electric shower over. Upvc double glazed obscured window to side, chrome central heating towel radiator and grey vinolay flooring. Toilet roll holder, mirror, extractor fan and shaver point.

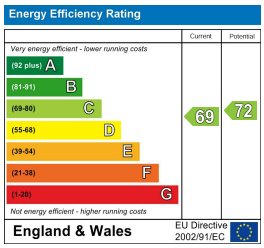
Additional information
HOLDING DEPOSIT £145.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

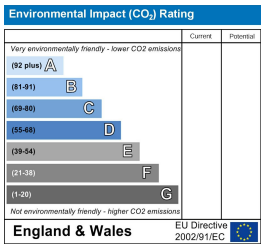
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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