


# 2 Bed Apartment

£950 PCM

 Lonsdale Place, Derby, DE22 3LQ




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AVAILABLE NOW - UNFURNISHED - NO SMOKERS / PETS - £219.23 HOLDING DEPOSIT SECURES - BRAND NEW LUXURY HIGH SPECIFICATION FIRST FLOOR APARTMENT SITUATED CLOSE TO THE ROYAL DERBY HOSPITAL AND DERBY CITY CENTRE - HIGH SPECIFICATION - SUPERBLY APPOINTED THROUGHOUT - TWO BEDROOMS - EN-SUITE TO PRINCIPAL BEDROOM - SUPERIOR KITCHEN WITH GRANITE WORKING SURFACES AND INTEGRATED APPLIANCES - LOW ENERGY HEATING SYSTEM - UPVC DOUBLE GLAZING - PRIVATE SECURE GATED CAR PARKING - COUNCIL TAX BAND C. ENERGY RATING B. Full deposit £1096.15

## Communal Reception Hall

With stairs and lift to:-

## Reception Hall

Having video intercom access, radiator, wood grain effect vinyl floor, cloaks cupboards and ceiling down lighters.

**Living Room 20'11" x 17'3"**  
**reducing to 15'5" (6.39 x 5.28**  
**reducing to 4.72)**



Having lounge area with newly fitted cupboard, electric radiator, television and media connection points, ceiling LED down lighters and UPVC double glazed window.

## Kitchen Dining Area

Having wood grain effect vinyl floor, full width soft close fitted wall and base cupboards with a range of integrated appliances to include a four ring induction hob, oven and grill, canopy extractor hood with down lighter, granite working surfaces incorporating an inset stainless steel sink bowl with side drainer and vegetable preparation bowl, concealed larder fridge and freezer, full height airing cupboard and UPVC double glazed French doors to a balcony with glass balustrade.



## Utility Room

Having laminated rolled edge working surface, ceiling extractor fan and space and plumbing for automatic washing machine.

**Bedroom One 10'6" x 10'2"**  
**(3.22 x 3.12)**



Having electric radiator, television connection point, ceiling LED down lighters and UPVC double glazed window. A door leads to the:-




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## Shower Room/En Suite



comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, part tiled walls, ceiling LED down lighters, chrome heated towel rail and ceiling extractor fan.

## Outside

Security gated access with car parking space.

Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and walk in shower with chrome mains fed shower, part tiled walls, LED down lighters and extractor fan.

## Bedroom Two 10'7" x 8'7" (3.25 x 2.63)



Having electric radiator, television connection point, ceiling LED down lighters and UPVC double glazed window.

## Main Bathroom




Having modern white three piece suite

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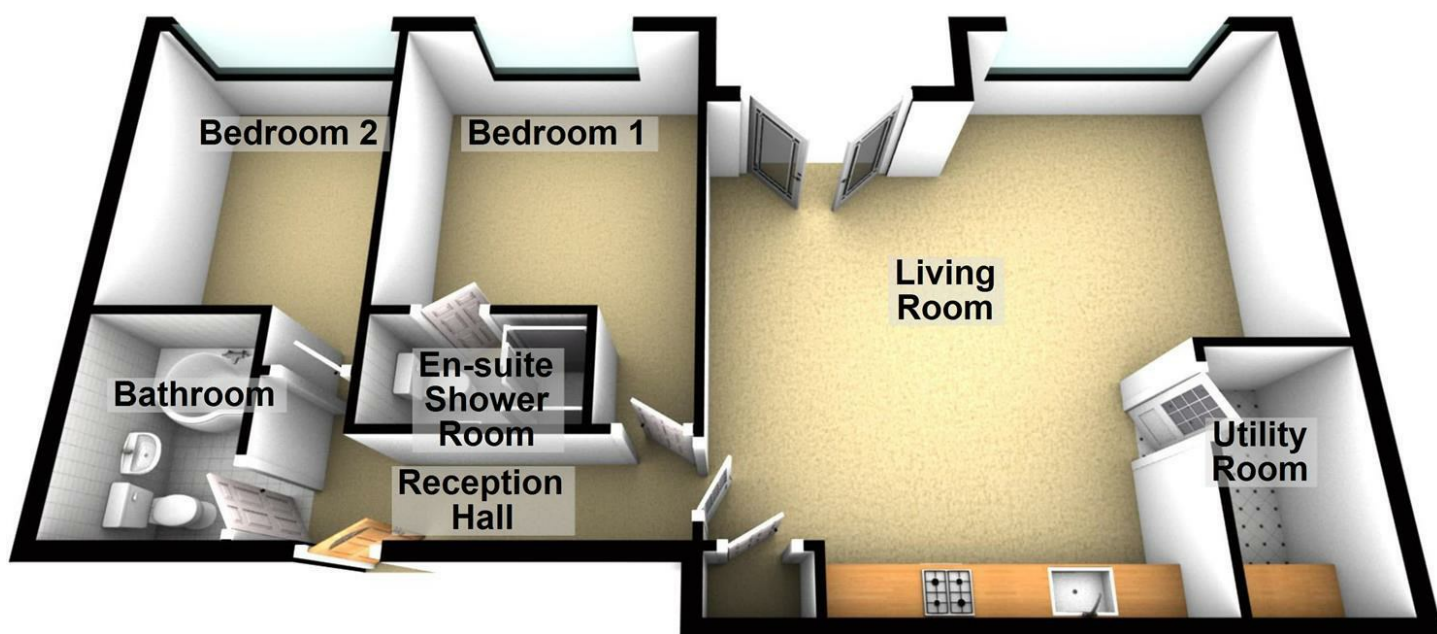
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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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