

2 Bed Apartment

£795 Per calendar month

📍 Warner Street, Derby, DE22 3TA



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AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS - £183.46 HOLDING DEPOSIT REQUIRED. Stylish high specification second floor apartment situated in this popular locality, within walking distance of the City centre and nearby Friar Gate with its shops, bars and restaurants. Gas central heating, UPVC double glazing. Tastefully decorated throughout. In brief; communal entrance hall, reception hall, Light and spacious living room incorporating a well equipped kitchen boasting a range of integrated appliances, two double bedrooms (bedroom one with shower room en-suite) and main bathroom with white suite. Outside is a secure car parking space to the rear, accessed by a motorised electronic security gate. EPC Rating C. Council tax band B.

Communal Entrance Hall

To:-

Reception Hall



Having timber entrance door, security intercom access phone, radiator and UPVC double glazed window to rear aspect.

Living Room 17'2" x 12'9" (5.25 x 3.89)



Incorporating a kitchen area, having a range of modern wall and base cupboards, inset stainless steel four burner gas hob, electric fan assisted oven and grill, concealed larder fridge, freezer and combination gas boiler, space and plumbing for automatic washing machine, radiator, television and media connection points, UPVC double glazed

window and matching french doors with Juliette balcony.

Bedroom One 11'1" x 10'9" plus recess (3.38 x 3.29 plus recess)



Having radiator, television and media connection points and UPVC double glazed French doors with Juliette balcony to front aspect.

Shower Room/En suite



Having modern white three piece suite.

Bedroom Two 12'9" x 9'10" (3.89 x 3.00)



Having laminated wood effect floor, radiator and two UPVC double glazed windows to front aspect.

Main Bathroom



Having white three piece suite with chrome mains fed shower attachment.

Outside

Communal car parking via a private courtyard position.

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