


2 Bed Apartment

£825 Per calendar month

 Cape Court, Derby, DE24 1AT




www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£825 Per calendar

 Cape Court, Derby, DE24 1AT

AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS (THE LEASE DOES NOT ALLOW) - £190.38 HOLDING DEPOSIT REQUIRED. Stylish third floor apartment situated in this popular locality close to major road links and convenient for Pride Park and Rolls Royce. Gas central heating and UPVC double glazing. Communal entrance hall, reception hall, lounge / dining room, well equipped kitchen, two bedrooms and bathroom with four piece suite. Outside are communal gardens and allocated car parking. EPC RATING C. COUNCIL TAX BAND B.

Communal Reception Hall

To:-

Entrance Hall

Having security intercom access and radiator.

Lounge / Dining Room 22'6" x 10'8" (6.87 x 3.26)



Having two radiators, television and media connection points and UPVC double glazed windows to both front and rear aspect. An open arch leads to the:-



Fitted Kitchen 8'6" x 7'1" (2.60 x 2.16)



Having a range of modern fitted wall and base cupboards with integrated stainless steel four burner gas hob, matching electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated washer/dryer, free standing larder fridge and UPVC double glazed window to rear aspect.

Bedroom One 11'10" x 11'5" (3.62 x 3.50)



Having television connection point, radiator and UPVC double glazed window to rear aspect.

Bathroom Room En-Suite



Having modern white four piece suite with walk in shower.




www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£825 Per
calendar

 Cape Court, Derby, DE24 1AT

Bedroom Two 9'0" x 8'8" (2.76 x 2.66)



Having BT connection point, radiator and UPVC double glazed window to rear aspect.

Outside


Private grounds with allocated car parking for one car.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£825 Per calendar

 Cape Court, Derby, DE24 1AT

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Below average (D)		
Below average (E)		
Least energy efficient (F)		
Least energy efficient - higher running costs (G)		

England & Wales
EU Directive 2002/91/EC

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP