


## 2 Bed Not specified

£800 PCM

 Cape Court, Derby, DE24 1AT



AVAILABLE IMMEDIATELY - COUNCIL TAX BAND B. - EPC RATING C. - SMART AND STYLISH HIGH SPECIFICATION GROUND FLOOR APARTMENT SITUATED IN THIS HIGHLY REGARDED LOCALITY CLOSE TO PRIDE PARK AND THE CITY - TWO BEDROOMS - BATHROOM WITH FOUR PIECE SUITE - WELL EQUIPPED KITCHEN - ALLOCATED CAR PARKING SPACE. - £184.61 DEPOSIT REQUIRED - FULL DEPOSIT £923.07.


- AVAILABLE IMMEDIATELY
- HIGH SPECIFICATION GROUND FLOOR APARTMENT
- MODERN BATHROOM WITH FOUR PIECE SUITE
- UPVC DOUBLE GLAZING - GAS CENTRAL HEATING
- COUNCIL TAX BAND C. - EPC RATING C
- TWO BEDROOMS
- ALLOCATED CAR PARKING
- £196.15 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT £980.76
- WELL EQUIPPED KITCHEN
- CLOSE PRIDE PARK & CITY CENTRE

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## Communal Entrance Hall

To:-

## Reception Hall

Having timber entrance door, security intercom access phone, radiator and full height storage cupboard.

## Lounge/Dining Room 22'6" x 10'7" maximum (6.86 x 3.25 maximum)



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

## Fitted Kitchen 8'7" x 7'1" (2.62 x 2.16)



Having a full range of high gloss fitted wall, base and drawer units

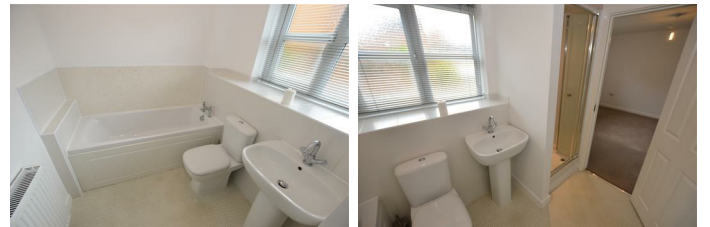
together with integrated appliances to include an inset stainless steel four burner gas hob with electric fan assisted oven and grill, integrated washer dryer, free standing fridge, concealed Potterton wall mounted combination gas boiler, laminated rolled edge working surfaces and UPVC double glazed window to rear aspect.

## Bedroom One 11'9" x 11'7" (3.59 x 3.55)



Having radiator and UPVC double glazed window to front aspect. A door leads to the:-

## Bathroom/En Suite 9'2" x 5'9" plus recess (2.81 x 1.76 plus recess)



Having a modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, panelled bath and walk in shower, having chrome mains fed shower, chrome and glass by-fold shower




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door, complimentary ceramic part tiled walls, radiator and UPVC opaque double glazed window to front aspect.

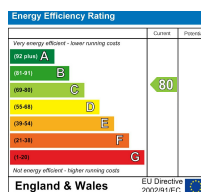
## Bedroom Two 9'1" x 8'8" (2.79 x 2.66)



Having radiator and UPVC double glazed window to front aspect.

## Outside

The property stands in communal gardens with allocated car parking to the rear.



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