


2 Bed Apartment

£825 Per calendar month

 Cape Court, Derby, DE24 1AT



AVAILABLE IMMEDIATELY - STYLISH GROUND FLOOR APARTMENT - UNFURNISHED - NO SMOKERS / PETS (THE LEASE DOES NOT ALLOW) - £190.38 HOLDING DEPOSIT SECURES. SMART AND STYLISH GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED PROPERTY SITUATED CLOSE TO PRIDE PARK. COMMUNAL ENTRANCE HALL LEADING TO - RECEPTION HALL, LOUNGE, / DINING ROOM WITH WELL KITCHEN, TWO BEDROOMS AND BATHROOM WITH FOUR PIECE WHITE SUITE. ALLOCATED CAR PARKING TO REAR. FULL DEPOSIT £951.92. COUNCIL TAX BAND B, EPC RATING C




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Communal Entrance Hall

To:-

Reception Hall

Having timber entrance door, security intercom access and radiator.

Lounge/Dining Room 22'6" x 11'9" (6.87 x 3.60)

Incorporating a kitchen area and having a range of modern fitted wall and base cupboard with integrated washing machine together with a free standing fridge, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed Potterton combination gas boiler, two radiators, carpet and vinyl floor, television and media connection points and UPVC double glazed windows to both front and rear aspects.

Bedroom One 12'6" x 11'5" (3.82 x 3.50)

Having radiator and UPVC double glazed window.

Bedroom Two 9'4" x 8'5" maximum (2.86 x 2.59 maximum)

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

Bathroom

Having modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with walk in tiled shower cubicle with mains fed shower, radiator, wall mounted extractor fan and UPVC opaque double glazed window.

Outside

Allocated car parking for one car to the rear.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	A		
(11-39)	B		
(40-49)	C		
(50-59)	D		
(60-64)	E		
(65-68)	F		
(69-78)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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