


2 Bed Apartment

£1,100 PCM

 Lonsdale Place, Derby, DE22 3LQ




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

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

2 Bed Apartment

£1,100

DCM

 Lonsdale Place, Derby, DE22 3LQ

AVAILABLE NOW - UNFURNISHED - NO SMOKERS / PETS (THE LEASE DOES NOT ALLOW) - £253.84 HOLDING DEPOSIT SECURES - STUNNING BRAND NEW LUXURY HIGH SPECIFICATION FIRST FLOOR APARTMENT SITUATED CLOSE TO THE ROYAL DERBY HOSPITAL AND DERBY CITY CENTRE - HIGH SPECIFICATION - SUPERBLY APPOINTED THROUGHOUT - LIGHT AND SPACIOUS SITTING ROOM WITH FEATURE FULL SPAN WINDOWED LIVING ROOM ENJOYING DELIGHTFUL VIEWS - 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 B. ENERGY RATING C.

Communal Entrance Hall

With staircase to:-

Reception Hall

Having security intercom access, wood grain effect vinyl floor, utility cupboard (housing the space and plumbing for automatic washing machine) and ceiling LED down lighters.

Dining Kitchen 20'10" x 16'11" maximum (6.37 x 5.17 maximum)



Having high gloss soft close fitted wall and base cupboards with silstone working surfaces and matching splash backs, induction hob with electric fan assisted oven, integrated larder fridge, freezer and dish washer, wood grain effect vinyl floor, electric radiator, LED down lighters and UPVC double glazed French doors to balcony (having glass balustrading).



Lounge 20'3" x 18'0" (6.19 x 5.50)



Having two electric radiators, ceiling LED down lighters, television and media connection points, double glazed window and UPVC double glazed French doors giving access to the balcony. A particular feature of the lounge is full height double glazed picture windows offering spectacular views over the city.

Bedroom One 10'9" x 10'5" (3.29 x 3.20)



Having electric radiator, television connection point and UPVC double glazed window.




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

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

2 Bed Apartment

£1,100

DCM

 Lonsdale Place, Derby, DE22 3LQ

Shower Room/En Suite



Having modern contemporary white three piece suite.

Bedroom Two 10'7" x 9'6" (3.25 x 2.90)



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

Main Bathroom



Having modern contemporary white three piece suite.

Outside

Security gated access with car parking space.


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

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

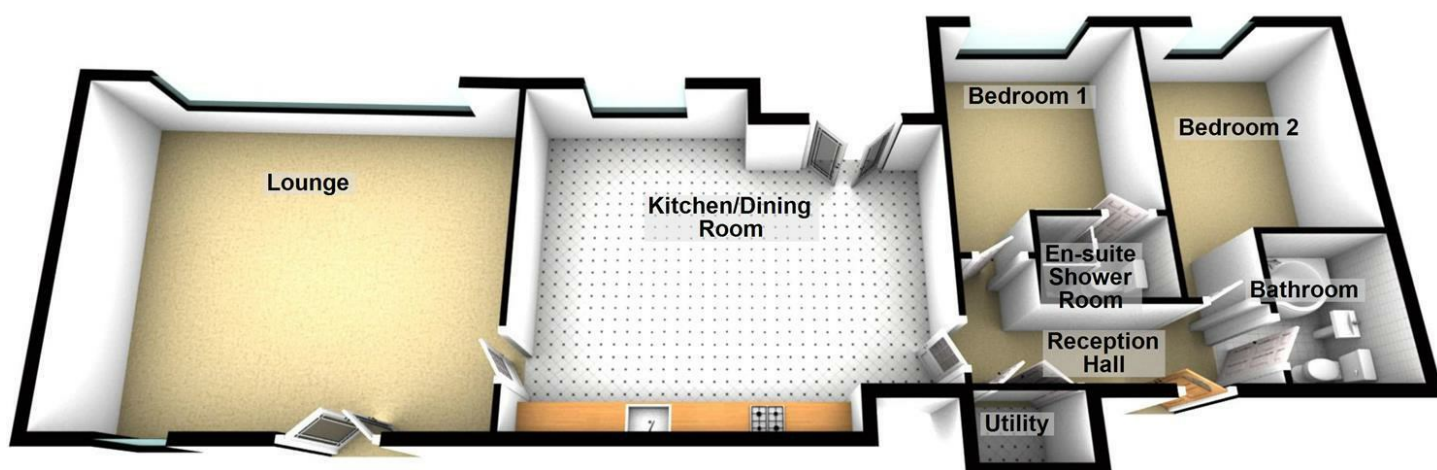
2 Bed Apartment

£1,100

DCM

 Lonsdale Place, Derby, DE22 3LQ

Ground Floor



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 consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		78	78
(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	

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

