


2 Bed Apartment

£950 PCM

 Lonsdale Place, Derby, DE22 3LQ




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

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

2 Bed Apartment

£950 PCM

 Lonsdale Place, Derby, DE22 3LQ

AVAILABLE NOW - UNFURNISHED - NO SMOKERS / PETS AS LEASE DOES NOT PERMIT - £219.23 HOLDING DEPOSIT SECURES - BRAND NEW LUXURY HIGH SPECIFICATION THIRD FLOOR APARTMENT SITUATED CLOSE TO THE ROYAL DERBY HOSPITAL AND DERBY CITY CENTRE - HIGH SPECIFICATION - SUPERBLY APPOINTED THROUGHOUT - TWO BEDROOMS - SUPERIOR KITCHEN WITH GRANITE WORKING SURFACES AND INTEGRATED APPLIANCES - LOW ENERGY HEATING SYSTEM - UPVC DOUBLE GLAZING - PRIVATE SECURE GATED CAR PARKING - COUNCIL TAX C. ENERGY RATING C. FULL DEPOSIT £1096.15

Communal Entrance Hall

With stairs and lift to:-

Reception Hall

Having electric radiator, video intercom access and utility cupboard.

Living Room 19'10" x 13'8" (6.05 x 4.17)

Lounge Area



Having electric radiator, television and media connection points and LED down lighters.

Kitchen Area



Having a range of modern high gloss fitted wall and base cupboards, black glass four ring induction hob with electric fan assisted oven and grill, integrated larder fridge and slimline dish washer, granite working surface and ceiling LED down lighters.

Bedroom One 14'9" x 11'10" (4.5 x 3.62)



Having electric radiator, LED down lighters and two velux double glazed sky lights.

Bedroom Two 13'3" x 10'5" maximum (4.06 x 3.19 maximum)



Having television connection point, electric radiator and velux double glazed sky lights.

Main Bathroom



Having modern contemporary white four piece suite comprising; low centre flush wc, wash hand basin, panelled bath and tiled shower cubicle with mains fed shower, ceiling LED down lighters and extractor fan.

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

£950 PCM


 Lonsdale Place, Derby, DE22 3LQ

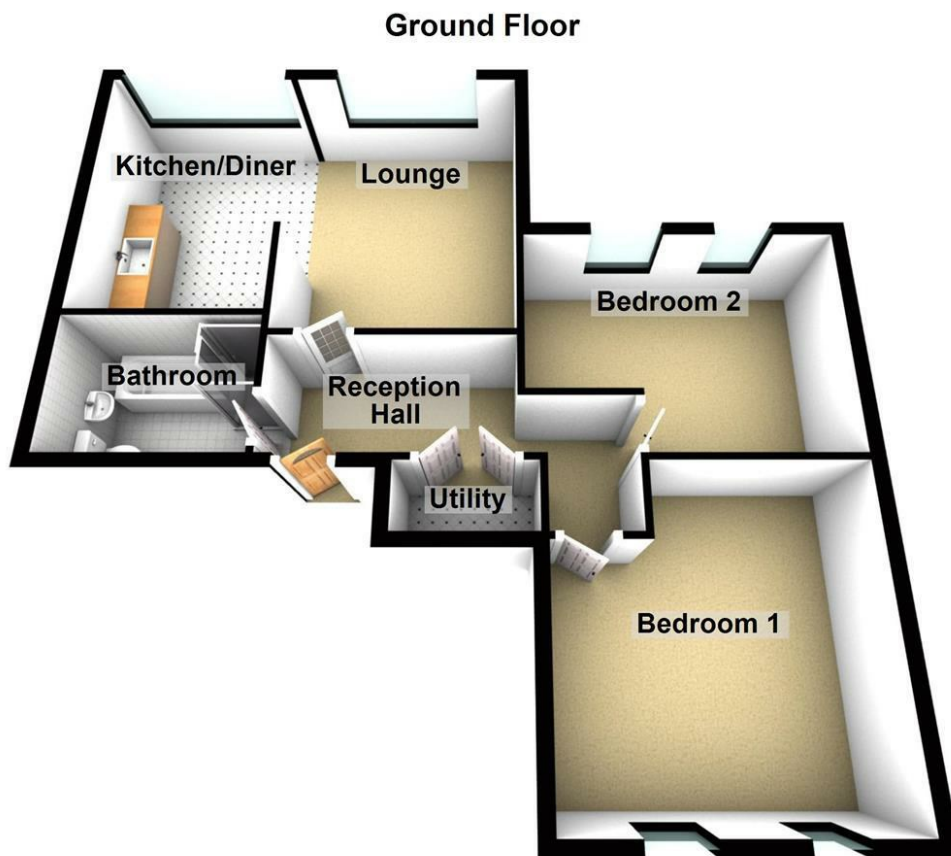
www.phillipsandco.co.uk | 01332 40 25 25

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

2 Bed Apartment

£950 PCM

 Lonsdale Place, Derby, DE22 3LQ



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		80	80
(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

