

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apartment 2, Georgian Crystal House, Silk Tutbury, Derbyshire DE13 9DU



- Sealed unit double glazing • Electric modern panel heating • Entrance hall • Sitting room • Open plan kitchen • Master bedroom with en suite • Further double bedroom • Luxury bathroom •

£585 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

lettings@scargillmann.co.uk www.scargillmann.co.uk

GENERAL INFORMATION

As part of the Tutbury Crystal glass works development, this first floor contemporary style apartment has been skilfully converted to provide up to date living accommodation, ideally suited to the professional or couple relocating. The apartment is situated within the sought after village of Tutbury which offers a wide variety of amenities and facilities, including choice of shops, cafés, well regarded restaurants and village inns. The train station is positioned within walking distance along with major link roads including the A50 ensuring swift onward travel to the motorway network and other regional centres.

ACCOMMODATION

ENTRANCE HALL

With electric adjustable panel heater and doorway leads to

SITTING ROOM 4.21m x 3.37m (13'10" x 11'1")

With electric adjustable heater, telephone jackpoint, TV aerial point, cupboard housing the hot water cylinder and sealed unit double glazed window to the front elevation. Recess spotlighting.

OPEN PLAN KITCHEN 2.31m x 2.01m (7'7" x 6'7")

With oak effect flooring and a range of fitted base, wall and drawer units having matching cupboard fronts. Roll edge oak effect laminated preparation surfaces with inset stainless steel sink unit and draining board. Built in electric fan assisted oven, four ring electric hob and stainless steel extractor hood with variable speed fan and lighting. Complementary ceramic wall tiling, recessed spotlighting, plumbing suitable for an automatic washing machine and extractor fan.

INNER HALLWAY

With three feature double glazed windows to the rear elevation, two electric adjustable panel heaters and useful study area with telephone jackpoints and sealed unit double glazed window to the side. Doorway leads to

PRINCIPAL BEDROOM 3.05m x 2.78m (10'0" x 9'1")

With additional recess original glass works pillar, electric adjustable radiator, TV aerial point and telephone jackpoint. Sealed unit double glazed window to the front and recess spotlighting. Doorway leads to

LUXURY EN SUITE

Comprising low flush WC, enclosed shower cubicle with curved glass double doors and thermostatic mixer shower with contemporary wall tiling. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Electric wall mounted ladder style heated towel rail. Woodgrain effect flooring, recess spotlighting and extractor fan.

BEDROOM TWO 3.97m x 2.26m (13'0" x 7'5")

With electric panel heater, TV aerial point, telephone jackpoint, recess spotlighting and sealed unit double glazed window to the front.

WELL APPOINTED BATHROOM

With oak effect flooring and bathroom suite which comprises low flush WC, vanity unit with ceramic wash hand basin and panelled bath with thermostatic mixer shower over, glass shower screen, contemporary tiled splashbacks, recess spotlighting, extractor fan and obscure double glazed window to the side. Electric chrome heated towel rail.

DIRECTIONAL NOTES

From our Tutbury Office proceed along Lower High Street which becomes High Street, proceed up the hill past the shops before turning right onto Duke Street at the mini traffic island. Take the first left turning into Silk Mill Lane where the properties are located on the right hand side as identified by our To Let boards.

PROPERTY RESERVATION FEE

1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

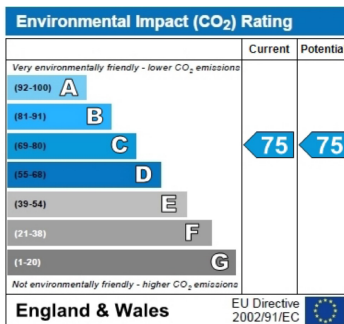
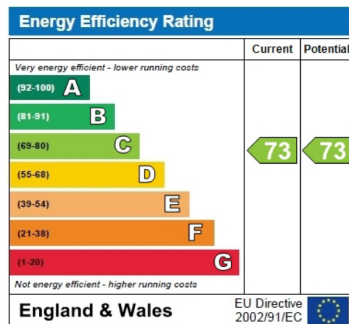
5 Weeks Rent

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. No smokers. Available from 20th May 2021.

VIEWINGS

By prior appointment through our Tutbury Office on 01283 520490



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk