

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## 94 Highfields Park Drive Darley Abbey, Derby, DE22 1JU



- Electric panel heating • Upvc double glazing • Entrance hall • Open plan living / dining room • Well appointed kitchen • Master bedroom with en suite • Further double bedroom • Bathroom • Allocated car parking •

**£650 Per calendar month**



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

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

## GENERAL INFORMATION

Ideally suited to the professional couple, this ground floor apartment offers light and spacious living accommodation with the added benefit of electric up to date panel heaters and sealed unit double glazing throughout. The accommodation briefly comprises; entrance hall, open plan living / dining room, modern kitchen, principal bedroom with en suite and built in wardrobes, further double bedroom and modern bathroom with full suite in white. The property has an allocated car parking space to the rear. The development is ideally located within striking distance of a range of amenities and Derby city centre is also within easy reach providing a broad range of facilities and amenities.

## LOCATION

The property is located within Kedleston Road and Duffield Road (convenient and sought after residential area), close to Darley Abbey Village which offers a general store, historic church, reputable public houses (The Broadway and The Abbey) and regular bus service.

The nearby Darley Park, which is within walking distance of this property, provides some delightful scenery and riverside walks. Furthermore, Allestree Park with its golf course and fishing lake, is situated just 1 mile away and Markeaton Park with its mini golf course and fishing lake is also within walking distance. There are excellent transport links nearby with fast access to the A6, A38, A50 and A52 leading to the M1 motorway. East Midlands Internal Airport. The location is convenient for Pride Park, the University of Derby, Derby City Centre, Derby Railway station, The Royal Derby Hospital and Rolls-Royce / Toyota.

## ACCOMMODATION

### ENTRANCE HALL

With video intercom, useful storage cupboard and airing cupboard housing the hot water cylinder, wall mounted adjustable electric panel heater and doorway leads to

### OPEN PLAN LIVING / DINING ROOM 5.30m x 4.17m (17'5" x 13'8")

With upvc double glazed windows to both front and side elevations. Wall mounted electric adjustable panel heater, TV aerial points and telephone jackpoint.

### OPEN PLAN KITCHEN 2.73m x 2.36m (8'11" x 7'9")

With a stylish range of base, wall and drawer units, roll edge wood grain effect preparation surfaces with inset stainless steel sink unit and draining board. Integrated electric fan assisted oven, built in four ring

electric hob with stainless steel splashback plate and extractor canopy hood with variable speed fan and lighting fitted over. Woodgrain effect flooring, plumbing suitable for an automatic washing machine, recess spotlighting and upvc double glazed window to the rear.

### BEDROOM ONE 3.88m x 2.97m (12'9" x 9'9")

With built in wardrobes and additional useful storage cupboard. Electric adjustable panel heater. TV aerial point, telephone jackpoint and two upvc double glazed windows to the front. Doorway leads to

### EN SUITE

Comprising pedestal wash hand basin, low flush WC and double shower cubicle with bi fold door and mixer shower. Complementary ceramic wall tiling, electric panel heater, shaving point and obscure upvc double glazed window to the front.

### BEDROOM TWO 3.82m x 2.42m (12'6" x 7'11")

With electric panel heater, telephone jackpoint and upvc double glazed window to the rear elevation.

### BATHROOM

Having full suite in white including panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, ceramic wall tiling, shaving point, electric panel heater, recess spotlighting and extractor fan.

### OUTSIDE

To the rear of the property is an allocated parking space.

### DIRECTIONAL NOTES

The approach from Derby city centre is to head north along the A6, upon reaching The Broadway traffic island, turn left into Broadway and shortly thereafter turn right into Broadlands Park Drive. Follow the road around to the right which becomes Highfields Park Drive.

### SPECIFIC REQUIREMENTS

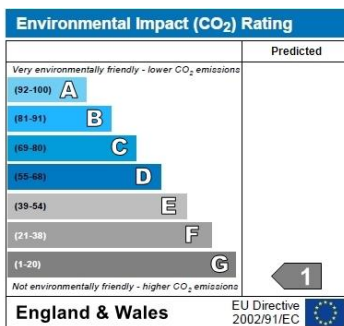
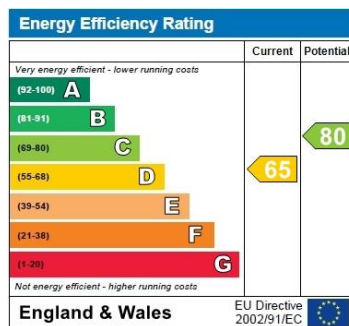
The property is to be let unfurnished. Strictly employed only. No smokers. Available from 30th November 2021.

### PROPERTY RESERVATION FEE

One 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!

### VIEWINGS

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620



**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