

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apartment 6, The Nunnery, Nuns Street Derby, DE1 3LS



- Gas central heating • Sealed unit double glazing • Entrance hall with intercom • Living/dining room • Open plan kitchen with appliances • Principal bedroom with en-suite • Further double bedroom • Luxury bathroom • Secure gated parking • Feature balcony • Well worthy of internal inspection •

£695 Per calendar month



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GENERAL INFORMATION

A superior penthouse apartment offering two bedroomed accommodation with the benefit of a luxury en-suite shower room and a superbly appointed fitted and fully integrated contemporary style kitchen.

Enjoying a favoured position within this gated apartment complex within walking distance of the fashionable Friar Gate area of Derby which offers a full range of wine bars, restaurants and recreational facilities. Within easy walking distance of Derby city centre and many employment opportunities.

The apartment which has the benefit of a lift access or staircase access provides well appointed two bedroomed accommodation with the benefit of central heating and double glazing and extends to entrance hall with storage cupboard with full width living kitchen with a comprehensively equipped fitted contemporary style kitchen with fully integrated appliances including oven, hob, dishwasher, washer/dryer, fridge and freezer. Principal bedroom with luxury en-suite shower room, additional guest bedroom and family bathroom.

There is an allocated car space behind gated secured entrance. The sale provides a good opportunity for a discerning purchaser to acquire this stylish two bedroomed apartment in a popular residential mature locality within easy reach of comprehensive facilities.

LOCATION

ACCOMMODATION

ENTRANCE HALL

With solid oak flooring, central heating radiator, video intercom and doorway leads to:

OPEN PLAN LIVING/DINING AREA 4.49m x 3.23m (14'9" x 10'7")

Continuation of the solid oak flooring, double central heating radiator and sealed unit double glazed window to the front elevation, double glazed double doors lead to a feature balcony with pleasant aspect over Markeaton brook.

OPEN PLAN KITCHEN 3.19m x 1.99m (10'6" x 6'6")

Range of built-in base, wall and drawer units having matching cupboard and drawer fronts, integrated appliances to include, refrigerator, freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven with four ring gas hob, wood grain effect laminated preparation surfaces with inset stainless steel sink unit and draining board, matching up-stands, cupboard housing the gas combination boiler which services the central heating and hot water systems, ceramic floor tiling, recessed spotlighting and central heating radiator.

BEDROOM ONE 3.81m x 3.24m (12'6" x 10'8")

Continuation of the solid oak flooring, free standing wardrobes, central heating radiator and sealed unit double glazed window with pleasant aspect to the side elevation.

EN-SUITE

With ceramic floor tiling, complementary ceramic wall tiling, three piece suite comprising, pedestal wash hand basin with mixer tap, shower cubicle with thermostatic mixer shower and bi-fold door, low flush w.c., recessed spotlights, extractor fan, shaving point and central heating radiator.

BEDROOM TWO 3.25m x 2.25m (10'8" x 7'5")

Continuation of the oak flooring, central heating radiator, feature space saving pull down double bed, central heating radiator and double glazed window with views of Markeaton brook.

BATHROOM IN WHITE

Ful suite comprising, panelled bath with mixer and shower attachment over, pedestal wash hand basin, low flush w.c., ceramic floor and wall tiling, recessed spotlights, shaving point and extractor fan.

OUTSIDE

The property is approached via secure electronic gates leading to the car parking space.

DIRECTIONAL NOTE

From Derby proceed via the main Ashbourne Road (Friar Gate) turning right at the main traffic lights then take a turning left into Mill Street, at the T-junction turn right into Nuns Street and the apartment is situated on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let part furnished. Strictly employed only, no smokers, Available from 2nd January 2022.

PROPERTY RESERVATION FEE

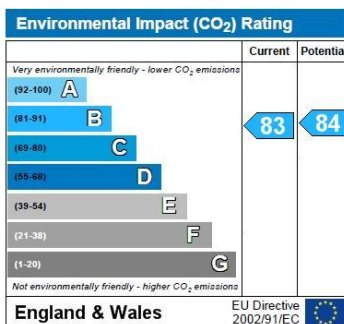
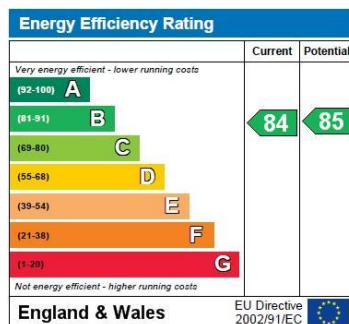
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

CALL TODAY TO PRE-BOOK YOUR VIEWING - Derby Office 01332 206620.



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