

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

19 Westgate, Mill Street
Derby, DE1 1DH



Superb second floor two double bedroom penthouse apartment

- Secure gated environment • Allocated parking space • Double glazed and electric heating • Superb open plan L shaped living space • Master bedroom with en-suite bathroom • Second double bedroom and shower room • Prime location •

£795 Per calendar month



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GENERAL INFORMATION

A most impressive second floor luxury penthouse apartment, forming part of the Westgate development constructed by Radleigh Homes, approximately 15 years ago. This particular apartment is very large, spanning the area of the two first floor apartments below and has dual aspect elevations to both front and rear. Set within a secure gated environment benefitting from an allocated parking space.

The property is accessed via a secure communal entrance hall with stairs leading to second floor and private entrance door to spacious hallway with useful cupboard off, fabulous open plan L shaped living kitchen with lounge area, dining area and fitted kitchen, master bedroom with en-suite bathroom, further double bedroom and shower room.

LOCATION

The property is positioned on the sought after west side area of Derby and allows for easy access on foot to a full range of amenities in Derby city centre. The property is also within easy reach of Markeaton Park and excellent transport links.

ACCOMMODATION

SECURE COMMUNAL ENTRANCE HALL

Staircase to:

SECOND FLOOR

Door to:

ENTRANCE HALL

With wall mounted electric heater, Karndean floor covering, useful built-in cloak cupboard, airing cupboard, entry phone intercom system, door to:

OPEN PLAN LIVING KITCHEN

Comprising:

LOUNGE 6.12m x 5.3m (20'1" x 17'5")

With two electric panel heaters, TV aerial point, Karndean floor covering, double glazed French windows incorporating Juliet balcony, sealed unit double glazed Velux window to rear elevation.

DINING KITCHEN 4.87m x 4.02m (16'0" x 13'2")

With an L shaped preparation surface including stainless steel chopping board, tiled surround, inset sink unit with mixer tap, fitted base cupboard and drawers, complementary range of wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in oven and grill beneath, integrated fridge freezer, dishwasher and washer/dryer (all integrated electric appliances are high end/quality NEF/Bosch), wall mounted electric heater, Karndean floor covering, feature sealed unit double glazed Velux windows to front elevation, creating a light and airy space.

BEDROOM ONE 4.73m x 4.54m (15'6" x 14'11")

With electric wall mounted heater, TV point, telephone point, featured sealed unit double glazed Velux windows to front, door to:

EN-SUITE BATHROOM 2.07m x 1.81m (6'9" x 5'11")

Partly tiled with white suite comprising low flush WC,



vanity unit with wash hand basin and cupboards beneath, panel bath, shaver point, heated towel radiator, Velux window to front elevation.

BEDROOM TWO 4.14m x 3.62m (13'7" x 11'11")

Electric panel heater, large built-in wardrobe, sealed unit double glazed French doors with Juliet style balcony to rear.

SHOWER ROOM

Partly tiled with a suite comprising low flush WC, vanity unit with wash hand basin and cupboard beneath, large walk-in shower cubicle with integrated shower, heated towel radiator, extractor fan.

OUTSIDE & GARDENS

The property is set within a secure gated environment with pleasant views backing onto nearby Brook and St John's Terrace. The property benefits from an allocated parking space.

U>SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available now

PROPERTY RESEERATION 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

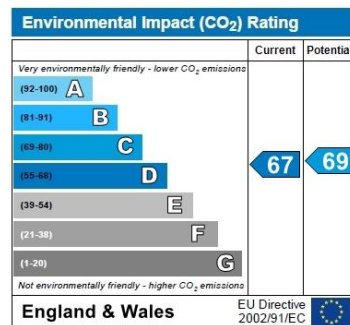
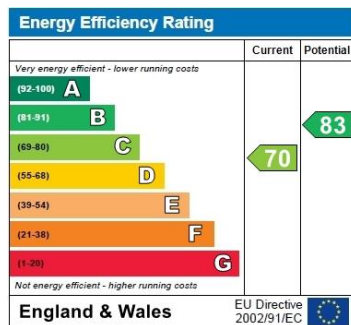
5 Weeks Rent.

DIRECTIONAL NOTE

Leaving Derby City centre along Friar Gate, proceed under the bridge and follow the right hand lane. Follow the road around on the one way system onto Bridge Street and take the first turning left onto Mill Street. Westgate is located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



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