

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apartment 7 Cordery Court, 84 Curzon Derby, DE1 1LP



- Refurbished to high standard • tastefully decorated throughout • Adjustable electric panel radiators • Sealed unit double glazing • Entrance hall with intercom • Sitting room • Well-appointed kitchen with a range of quality of appliances • Double bedroom • Modern shower room with electric shower • Secure gated parking available •

£495 Per calendar month



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

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GENERAL INFORMATION

Enjoying a convenient location within a short walking distance of Derby city centre, this sumptuously appointed apartment, is offered to let on a unfurnished basis.

The property itself which has situated on the second floor of an exclusive development known as Cordery Court, boasts up to date living accommodation, having recently undergone a series of refurbishment works, to provide comfortable living accommodation, for single persons only.

Internally the accommodation briefly comprises, entrance hall with intercom system, sitting room, well-equipped kitchen with a range of quality appliances, double bedroom and well-appointed shower room.

Secured gated resident's parking is found to the rear of the property and is offered to the prospective tenant for an additional £30.00 per calendar month.

LOCATION

Curzon Street is situated within Derby City Centre and is just a walking distance from a broad range of local amenities. Derbys outer ring road provides fast access to the A38, A52 linking Derby to Nottingham and the A50 with onwards travel to the main motorway network. Derby also has a train station, bus station and a range leisure facilities including gyms and swimming pools. There are supermarkets, shopping centres, restaurants, bars are also all within a short walk.

ENTRANCE HALL

With modern wood grain effect flooring, intercom system and doorway leads to:-

SITTING ROOM 3.36m x 3.28m (11'0" x 10'9")

With a continuation wood grain effect flooring, electric adjustable panel radiator, TV and radio jack points. UPVC double glazed window with pleasant aspect to the front.

WELL-APPOINTED KITCHEN 2.29m x 2.22m (7'6" x 7'3")

With a continuation of the wood grain effect flooring, range of fitted base, base and wall units with matching cupboard drawer fronts, laminated wood grain effect preparation surfaces with matching up-stands, inset stainless steel sink unit with draining board and mixer tap in chrome, feature under and over unit

lighting, four ring electric hob, integrated electric fan assisted oven and stainless steel extractor hood over with variable speed fan and lighting, automatic washing machine with drying facility and freestanding 50/50 refrigerator/freezer.

BEDROOM 3.18m x 2.66m (10'5" x 8'9")

With a continuation of the wood grain effect flooring, wall mounted adjustable electric panel radiator and UPVC double glazed window to the front.

SHOWER ROOM

With three piece suite comprising, pedestal wash hand basin with mixer tap in chrome, shower cubicle with fitted electric shower, close coupled w.c., thermo plastic flooring, complementary ceramic wall tiling and extractor fan.

OUTSIDE

Cordery Court has a resident's car parking area set behind the building accessed via an electrically operated gate. Should a prospective tenant require car parking, the rent will be increased by £30.00 per calendar month.

ADDITIONAL INFORMATION

The apartment block also has the added security of CCTV.

DIRECTIONAL NOTE

Approach from Derby City Centre is via Curzon Street where number 84 will be situated on the right hand side.

SPECIFIC REQUIREMENTS

No pets, no smokers, strictly employed only, single tenants only. The property is to be let unfurnished. Also available at £525 pcm to include a parking space. Available from 4th January 2021.

PROPERTY RESERVATION FEE

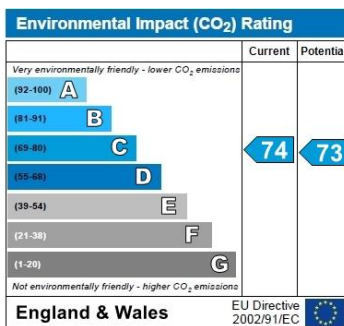
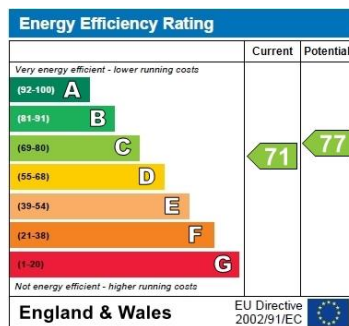
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

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



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