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Apt 7

Kinsale Court, Highfields  
Park Drive  
Darley Abbey  
DE22 1JX

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Per Calendar Month  
£725 Per Calendar Month

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- UPVC double glazing
- Entrance hall with intercom
- Open plan living kitchen
- Double bedroom with well-appointed en-suite shower room
- Off-street car standing
- Offering specialist care for the elderly
- With additional support facilities close at hand
- Gas fired central heating

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Located within the favoured development known as Kinsale Court, this light and spacious one bedroom first floor apartment, offers tastefully decorated and well presented living accommodation, with the added benefit of gas fired central heating and sealed unit double glazing.

The accommodation briefly comprises, entrance hall with intercom system, open plan living dining room with feature Juliet balcony and double doors, well-appointed kitchen with a range of quality appliances, double bedroom with built-in wardrobes, well-appointed shower room, off-street car standing for residents only.

## ACCOMMODATION

### ENTRANCE HALL

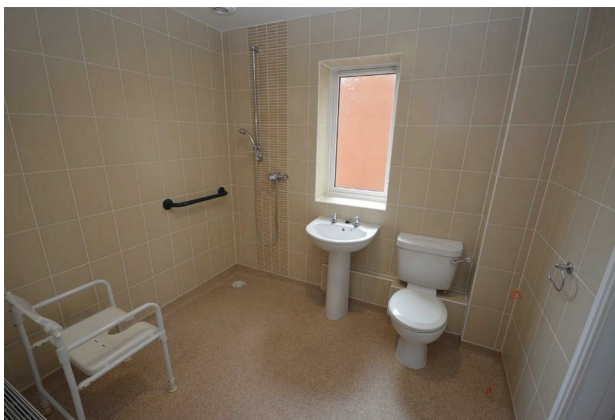
With wall mounted intercom system and useful storage cupboard, doorway leads to:-

### OPEN PLAN LIVING DINING ROOM

4.52 x 4.14 (14'10" x 13'7")

With TV and telephone points, sealed unit double glazed double doors with feature Juliet balcony to the front, central heating radiator, feature wall lighting.





#### OPEN PLAN KITCHEN

2.98 x 2.06 (9'9" x 6'9")

With a range of quality fitted base, wall and drawer units all with matching wood grain effect cupboard and drawer fronts, roll edge granite effect laminated preparation surfaces with inset 1½ basin stainless steel sink unit and draining board with mixer tap in chrome, integral electric fan assisted double oven and four ring ceramic hob with integrated extractor hood having variable speed fan and lighting over, wood grain effect flooring, appliances include: automatic dishwasher, washing machine, refrigerator/freezer, complementary ceramic wall tiling and extractor fan.

#### BEDROOM

3.69 x 3.58 (12'1" x 11'9")

Please note the former measurement is taken into the full depth of the fitted wardrobes. With central heating radiator, built-in wardrobes with feature dressing table, sealed unit double glazed window to the front. Doorway leads to:-

#### SHOWER ROOM

With thermo plastic flooring, low flush w.c, pedestal wash hand basin and shower area with thermo plastic flooring, complementary ceramic wall tiling and thermostatic mixer shower, central heating radiator, shaving point, extractor fan and obscure UPVC double glazed window to the side.

#### OUTSIDE

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Off-street car standing for residents only.

#### DIRECTIONAL NOTE

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From Derby proceed along the main Duffield Road to the traffic island by the Broadway public house turning left into Broadway. After approximately 100 yards take the turning right into Beechwood Park Drive and following the road around to the right and take the turning into Highfields Park Drive. The property will be situated on the right hand side.

#### SPECIFIC REQUIREMENTS

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The property is to be let unfurnished, no smokers. Available now. There is a service charge payable of £2,340 per annum is payable by the tenant. A well-being package is also payable of £3,900 per year.

#### PROPERTY RESERVATION FEE

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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

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5 Weeks Rent.

#### PLEASE NOTE

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The service charge (payable by tenant) covers the gas and water, the tenants are responsible for electric and council tax separately.

#### VIEWING

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Strictly by appointment and for further information please contact Scargill Mann & Co - Derby office 01332 206220.

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### MATLOCK

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Matlock  
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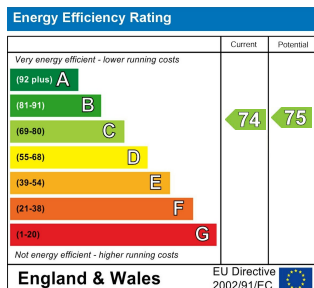
E: matlock@scargillmann.co.uk

### DERBY LETTINGS

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