

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

76b High Street
Swadlincote, DE11 8HS



A recently refurbished duplex apartment, located in the heart of Swadlincote town centre

- Electric heating • Sealed unit double glazing • Entrance hall • Fitted breakfast kitchen • First floor sitting room • Feature balcony • Double bedroom • Shower room •

£475 Per calendar month



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



GENERAL INFORMATION

Conveniently positioned within the heart of Swadlincote town centre, this well-presented and recently modernised duplex apartment, offers light and spacious living accommodation, ideally suited to the professional couple or single person.

The tastefully decorated living accommodation briefly comprises, entrance hall with feature spiral staircase leading to the first floor, dining kitchen, first floor sitting room, with access to a spacious balcony/terrace, double bedroom and shower room.

LOCATION

The property is a short walk from the centre of Swadlincote and thus a full range of amenities including market days, retail outlets, doctors surgery, schooling at all levels, restaurants, public houses, leisure centre and regular bus service.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With parquet effect vinyl floor covering, feature spiral staircase leading to the first floor and doorway leads to:-

DINING KITCHEN 3.65m x 3.61m (12'0" x 11'10")

With a range of fitted base, wall and drawers all with matching cupboard fronts, roll edge granite effect laminated preparation surfaces with inset stainless

steel sink unit and draining board with mixer tap in chrome. Integrated electric oven with built-in four ring electric hob with extractor hood with variable speed fan and lighting over. Plumbing suitable for an automatic washing machine, ample dining space, wall mounted electric panel heater, sealed unit double glazed sliding doors provide access to the rear.

TO THE FIRST FLOOR

LIGHT AND SPACIOUS SITING ROOM 5.68m x 4.37m (18'8" x 14'4")

With electric heater and sealed unit double glazed sliding door leading to a feature sun terrace/spacious balcony. Doorway leads to:-

INNER HALLWAY

With useful airing/storage cupboard housing the hot water cylinder. Doorway leads to:-

BEDROOM 4.37m x 4.17m (14'4" x 13'8")

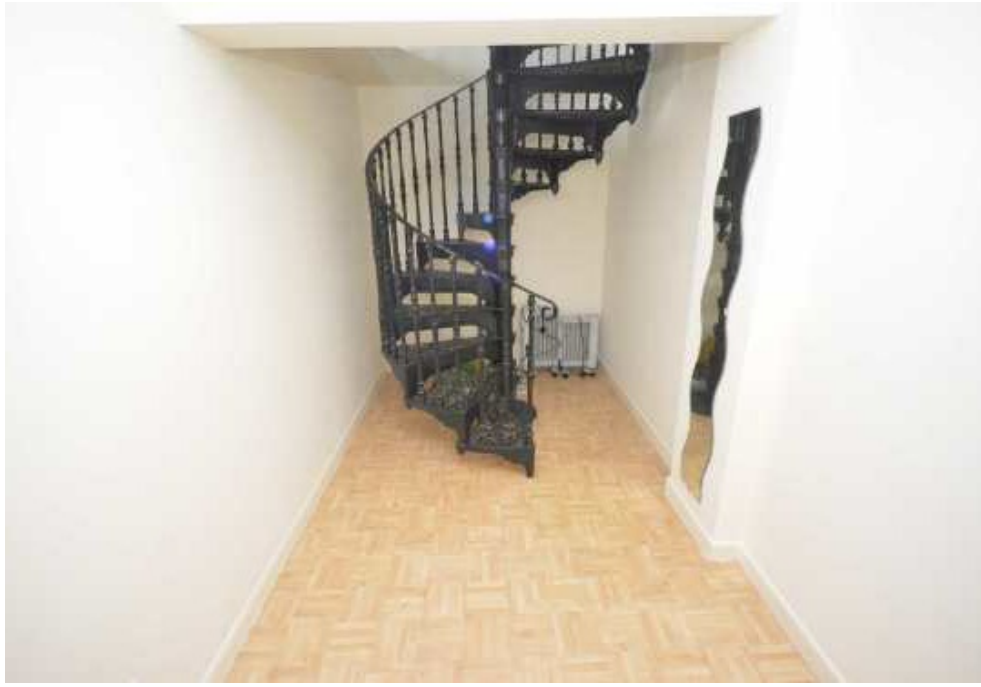
With electric panel heater and sealed unit double glazed window with pleasant aspect to the front.

SHOWER ROOM

Comprising, low flush w.c., pedestal wash hand basin with shower cubicle with electric shower. Complementary ceramic wall tiling, slate tile effect vinyl flooring and obscure sealed unit double glazed window to the side. Extractor fan and wall mounted heater.

DIRECTIONAL NOTE

The approach from our Burton office is head south along Lichfield Street, at the main traffic island turn



left onto St Peters Bridge. Turn right at the next roundabout onto Main Street, which later becomes Roslinton Road. Take the eventual left turning into Saxon Street and continue to the t-junction before turning right onto Stanton Road (A444), continue through Stanton before turning left at the traffic island onto A514 (Cadley Hill Road), turn right at the roundabout and continue along Cadley Hill Road. At the next traffic island bear left onto Heathcote Road, before taking the eventual turning right onto West Street and right again onto Alexander Road. Take the right hand turning onto Rink Drive, proceed to Morrison's supermarket and walk onto the pedestrianised High Street where the property is located above M & N & Company hairdressers.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available from 13th February 2022.

PROPERTY RESERVATION FEE

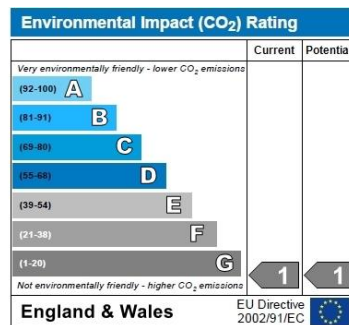
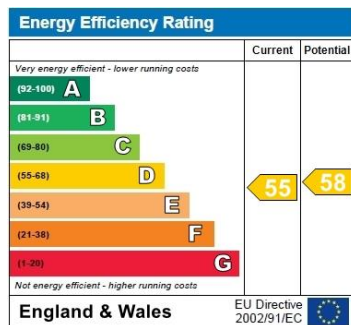
1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office 01283 548194.



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