

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Flat 8, Dover Court, Horninglow Road Burton Upon Trent, DE13 0SP



- Two bedroom first floor apartment • Electric heating • Sealed unit double glazing • Hallway • Sitting room • Fitted kitchen • Two double bedrooms • Bathroom with full suite • Off-street car standing
- Highly convenient for local amenities •

£525 Per calendar month



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

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GENERAL INFORMATION

A light and spacious two double bedroom apartment, located within easy reach of local amenities and facilities, the double glazed living accommodation which benefits from electric heating, briefly comprises, entrance stairway and hallway, sitting room, two double bedrooms, well appointed kitchen, bathroom with full suite and off-street car parking.

LOCATION

The property's location on Horninglow Road gives access to a good range of local shops together with a great range of services in the centre of Burton Upon Trent. These include retail outlets, supermarkets, restaurants, bars, leisure facilities and train station. Schooling is also available at all level within close proximity. The nearby A38 is easily accessed linking to other East Midland centres and the main motorway network.

ACCOMMODATION

ENTRANCE HALL

Useful storage cupboard and cloaks cupboard.

SITTING ROOM 4.85m x 3.25m (15'11" x 10'8")

Wall mounted electric panel heater, telephone jack point and UPVC double glazed window to the rear elevation.

KITCHEN 3.93m x 1.88m (12'11" x 6'2")

Wood grain effect vinyl flooring, range of fitted base, wall and drawer units having matching cupboard fronts, roll edge granite laminated preparation surfaces with inset 1½ basin composite sink unit with modern mixer tap, tiled splashbacks, four ring electric oven, plumbing suitable for an automatic washing machine and UPVC double glazed window to the rear elevation.

BEDROOM ONE 4.64m x 2.57m (15'3" x 8'5")

Electric panel heater and UPVC double glazed window to the front elevation.

BEDROOM TWO 3.55m x 2.59m (11'8" x 8'6")

Electric panel heater and double glazed window in UPVC frame to the front elevation.

BATHROOM

Full suite in white comprising, pedestal wash hand basin, panelled bath, low flush w.c., wood grain effect vinyl flooring and UPVC double glazed roof light.

OUTSIDE

Directly to the rear of the property, is a communal area with off-street car standing for residents only.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available from 1st March 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

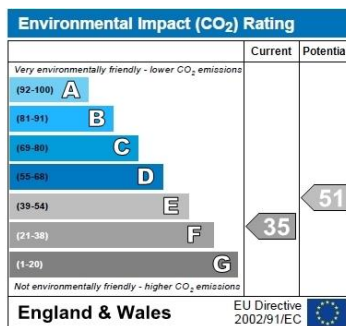
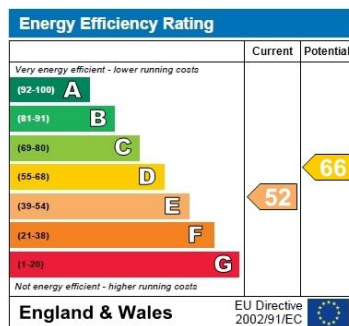
5 Weeks Rent

DIRECTIONAL NOTE

From our Burton office proceed along New Street to the traffic lights, turn right and continue until fourth set of traffic lights, turning left onto A511 (Horninglow Street), continue straight over the roundabout, under the A38, the approximately after half a mile turn left into Dover Road, where the property is situated immediately on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (AB/SC).



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BURTON UPON TRENT
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