

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apartment 6, Burgess Mill, Manchester Street Derby, DE22 3GB



- Gas fired central heating Sealed unit double glazing, Entrance hall, • Sitting room and kitchen to the ground floor • Principal bedroom with en suite • Two double bedrooms to the first floor • Bathroom with full suite and shower • Feature private walled garden • Off street car standing
- **VIEWING HIGHLY RECOMMENDED** •

£775 Per calendar month



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GENERAL INFORMATION

An excellent opportunity to rent a stylish and contemporary duplex apartment, to be let on a part furnished basis, enjoying highly convenient position within easy reach of Derby city centre.

LOCATION

The property's location makes it within easy reach of the stylish Friar Gate Quarter of Derby with a selection of upmarket restaurants and bars, charming period architecture, Queen Street Leisure Centre, the Westfield Centre and a wide variety of shops, train and bus stations. Also within easy reach are nearby principal trunk roads including the A38, A50 and A52 leading to the main motorway network and East Midlands International Airport.

ACCOMMODATION

ENTRANCE HALL

With central heating radiator, stairs lead down to

LOWER LOBBY

With cupboard having plumbing suitable for an automatic washing machine and additional useful storage cupboard. Doorway leads to

FEATURE SITTING ROOM 4.59m x 3.96m (15'1" x 13') (0.13m x 0.10m (4.60m x 3.96m))

With ample dining space, central heating radiator, sealed unit double glazed window to the rear elevation and feature double glazed French doors provide access to the walled garden.

KITCHEN AREA 2.66m x 2.25m (8'9" x 7'5")

With a range of fitted base, wall and drawer units having matching cupboard fronts. Roll edge work surfaces with inset stainless steel sink unit and draining board. Built in four ring electric hob, integrated electric fan assisted oven with extractor hood having variable speed fan and lighting over. Integrated refrigerator. Complementary ceramic wall tiling, wood grain effect flooring and central heating radiator.

PRINCIPAL BEDROOM 4.61m x 2.98m (15'1" x 9'9")

Please note the former measure is taken into the recess adjacent to the en suite. With central heating radiator and upvc double glazed window to the rear. Cupboard housing the gas combination boiler.

EN SUITE

Comprising shower cubicle, low flush WC and pedestal wash hand basin.

TO THE FIRST FLOOR (ENTRANCE LEVEL)

GALLERIED BEDROOM THREE 3.87m x 3.23m (12'8" x 10'7")

With central heating radiator and galleried view of the sitting room below.

BEDROOM TWO 3.50m x 3.03m (11'6" x 9'11")

With central heating radiator and upvc double glazed windows to the rear.

BATHROOM

With full suite in white comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Ceramic wall tiling and tile effect vinyl flooring. Extractor fan, shaving point and central heating radiator.

OUTSIDE & GARDENS

Directly to the rear of the property, accessed from the sitting room, is a low maintenance paved and walled garden ideal for alfresco dining. The complex is approached via secure electronic entrance gates with allocated parking having additional visitors parking.

DIRECTIONAL NOTE

From Derby City centre, proceed via Ashbourne Road, turn left into Surrey Street then right into Manchester Street. Burgess Mill is then located on the right hand side.

PROPERT 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

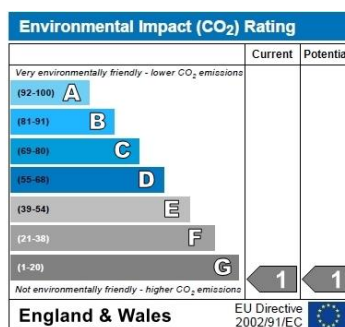
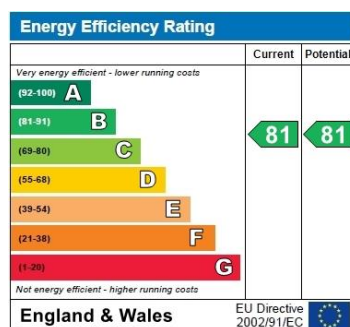
5 Weeks Rent

SPECIFIC REQUIREMENTS

The property is to be let part furnished. No smokers. Available from 5th April 2022.

VIEWING ARRANGEMENTS

By appointment through Scargill Mann and Co on 01332 206620.



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