



The Enclave Meynell Langley
Kirk Langley
Derbyshire
DE6 4NT

Per Calendar Month
£325 Per Calendar Month

- Easy access to A52, Derby and Ashbourne
- Wealth of charm and character throughout
- Range of period features
- Entrance hall
- Open plan living kitchen
- Bedroom area with feature decorative fireplace
- Fitted bathroom with period suite
- Off street car standing

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

The hamlet of Meynell Langley is situated on the outskirts of Kirk Langley ensuring fast access to Derby and Ashbourne. Link roads include the A52 connecting to the A38 ensuring fast access to the motorway network connecting to other regional centres.

This is an excellent opportunity for a professional single person or professional couple looking to rent within peaceful surroundings.

ACCOMMODATION

ENTRANCE HALL

Access via colonial style solid panelled door.

LIVING KITCHEN AREA

3.24m x 3.09m

With wood grain effect lino floor covering, feature fireplace incorporating a wood burning stove and tiled hearth. Fitted preparation surfaces with inset four ring electric hob and stainless steel sink unit with draining board, complementary ceramic wall tiling, original sash window to the front and useful storage cupboard.

BEDROOM AREA

3.50m x 3.33m (11'5" x 10'11")

With useful understairs storage cupboard, recessed shelving with feature alcove, decorative fireplace and window.

BATHROOM

With three piece suite comprising low level we, period roll edge bath, wash hand basin, radiator and obscure single glazed window to the front.

OUTSIDE & GARDENS

To the front of the property there is ample off street car standing strictly for residents only.

SPECIFIC REQUIREMENTS

The property is to be let part furnished. Strictly employed only, no smokers, no children. Available from 28th May 2021.



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

By appointment through Scargill Mann & Co 01332 206620.

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde Englishe Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591


E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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