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Apartment 7 Park Farm Drive  
Allestree  
Derby  
DE22 2QP

£735 Per Calendar Month

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- First floor apartment
- Close to University & local amenities
- Balcony
- Rooftop views
- Electric heating
- Entrance hallway
- Living/dining kitchen
- One bedroom
- Bathroom
- Permit parking available

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A rare opportunity to acquire this recently converted, well appointed one bedroom first-floor apartment finished to a high standard, with the benefit of a balcony having roof top views of the surrounding area. Being situated at the Park Farm Centre at Allestree, the apartment is situated in a highly convenient location within Allestree.

The apartment has electric central heating, sealed unit UPVC double glazing and an allocated residents parking permit. Internally the accommodation briefly comprises entrance hallway, bedroom, bathroom and fitted open plan living/dining/kitchen.

## LOCATION

The property occupies a position in the heart of the Park Farm Shopping Centre, which has a comprehensive range of popular shops, cafés, gymnasiums and also within easy access of local schools, the popular Markeaton and Allestree Parks. There is swift access into Derby City centre and the University of Derby.

## ACCOMMODATION

### ON THE FIRST FLOOR

#### ENTRANCE HALL

With doors providing access to all rooms.

#### LIVING KITCHEN/DINER

4.77m x 3.99m (15'7" x 13'1")

Preparation surface with matching up-stands, with inset stainless steel sink and drainer unit with chrome mixer tap over, range of cupboards and drawers under, integrated fridge and washer/dryer, electric fan assisted oven with four ring electric hob and extractor hood over, complementary wall mounted cupboards, radiator, recessed LED lighting and Bluetooth speakers, electric radiators and upvc double glazed door providing access to balcony having rooftop views over the surrounding area.

#### BEDROOM

3.91m x 2.71m (12'9" x 8'10")

Upvc double glazed windows to rear, electric radiator, recessed LED lighting.





#### BATHROOM

2.07m x 1.71m (6'9" x 5'7")

White suite comprising, wall hung wash hand basin with chrome mixer tap and drawers under, low level w.c., bath with chrome mixer tap, shower over and glass side screen, recessed LED lighting, extractor fan and electric shaver point, heated chrome ladder towel rail/radiator and upvc opaque glazed window to front.

#### OUTSIDE

The apartment has one parking permit (free of charge). Flat 7 has the benefit of a spacious balcony terrace area, which enjoys rooftop views of the surrounding area.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Council Tax Band A. No smokers. Available now.

#### DIRECTIONAL NOTE

When approaching Allestree, turn right into Birchover Way, proceed along Birchover Way for approximately 1 mile then take the turning right into Park Farm Drive. The apartments are situated within the shopping centre.

#### PROPERTY RESERVATION FEE

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

5 Weeks Rent - £848.00

#### VIEWING

Strictly by appointment through Scargill Mann & Co - 01332 206620.




**SALES OFFICE**

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**LETTINGS OFFICE**

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