

SCARGILL
MANN & CO

EST. 1995



21 Woods Lane

Derby, DE22 3UA

£750 Per Calendar Month



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GENERAL INFORMATION

An excellent opportunity to rent a two bedroom, recently completed first floor flat, being tastefully decorated and well presented throughout. The upvc double glazed accommodation briefly comprises; entrance stairway, open plan living room, modern well fitted kitchen, two double bedrooms and well appointed bathroom with full suite and shower attachment.

Woods Lane is situated a short walk from Derby city centre which offers a broad range of facilities including shopping centres, leisure centres and a vast office sector. The flat represents an excellent opportunity for a single person or young couple relocating, who enjoys a popular residential location.

ENTRANCE STAIRWAY

With upvc obscure double glazed door, smoke alarm, first floor landing, useful storage cupboard.

OPEN PLAN LIVING ROOM

13'0" x 10'10" (3.98 x 3.31)

with double glazed window, television aerial.

WELL FITTED KITCHEN

10'10" x 5'7" (3.31 x 1.72)

With attractive lino floor covering, a range of fitted modern base, drawer and wall units with granite effect roll edge preparation surfaces incorporating a stainless steel sink unit, four plate electric hob. Extractor fan, complimentary ceramic wall tiles, integrated electric fan assisted oven, plumbing suitable for washing machine, appliance space.

PRINCIPAL BEDROOM

3.47 x 3.30

With double glazed window to rear, spacious walk-in wardrobe.

BEDROOM TWO

9'8" x 7'7" (2.96 x 2.32)

With upvc window to front, walk-in wardrobe.

WELL-APPOINTED BATHROOM

7'1" x 6'11" (2.17 x 2.13)

With full suite in white comprising panelled bath, low flush w.c, wash hand basin with pedestal, complimentary wall tiling. Fitted shower attachment, extractor fan, complimentary ceramic floor tiles.

DIRECTIONAL NOTE

Approach from Derby city centre via Abbey Street heading south out of the city, taking the right turn into Stockbrook Street and then immediately left into Woods Lane where the apartment development is located on the left hand side. Proceed under the archway and number one will be located on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

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

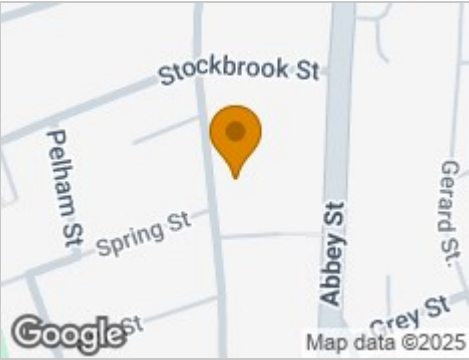
5 Weeks Rent.

VIEWING

Tel: 01332 206620

Strictly by arrangement through Scargill Mann & Co
Derby Office 01332 206620.

Road Map



Hybrid Map



Terrain Map



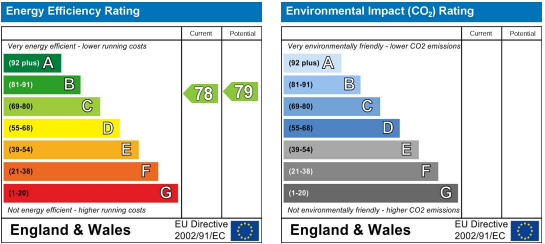
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.