

SCARGILL  
MANN & CO

EST. 1995



## Apartment 4 Cordery Court

84 Curzon Street, Derby, DE1 1LP

A well presented unfurnished first floor one bedroom self contained apartment within walking distance of Derby City Centre. The accommodation comprises: entrance hall with intercom, living room, fitted kitchen with appliances to be included. Double bedroom and shower room with electric shower. State of the art panel heating, sealed unit double glazing, single tenants only. EPC Rating C. No smokers. Available from 19th September 2025. Extra £50pcm if parking space is required.

**£595 Per Calendar Month**

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- State of the art panel heating
- Sealed unit double glazing
- reception hall with intercom
- Living room
- Fitted kitchen
- Single tenants only
- Double bedroom
- Shower room

## GENERAL INFORMATION

## DIRECTIONAL NOTE

## LOCATION

## SPECIFIC REQUIREMENTS

## ACCOMMODATION

## PROPERTY RESERVATION FEE

## ENTRANCE HALL

## DEPOSIT

## SITTING ROOM

## VIEWING

10'11" x 10'0" (3.33m x 3.06m)

## FITTED KITCHEN

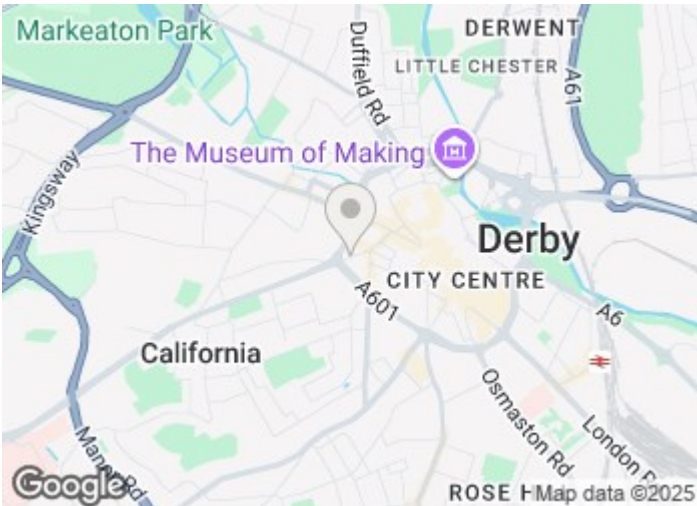
8'0" x 7'1" (2.46m x 2.18m)

## BEDROOM

10'5" x 10'0" (3.18m x 3.05m)

## SHOWER ROOM

## ADDITIONAL NOTE



## Directions





Floor Plan

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.

