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Apartment 4 Cordery Court  
84 Curzon Street  
Derby  
DE1 1LP

£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

SCARGILL  
MANN & CO  
EST. 1995

## GENERAL INFORMATION

A spacious apartment situated within close proximity to Derby City Centre. State of the art panel heating and sealed unit double glazing. Reception hallway within intercom system, living room, separate bedroom, fitted kitchen and a well fitted shower room. £595 PCM without car parking, £645 PCM with car parking. No smokers, Single tenants only. EPC Rating D. Available from 19th September.

## LOCATION

Curzon Street is situated within Derby City Centre and is just a walking distance from a broad range of local amenities. Derby's outer ring road provides fast access to the A38, A52 linking Derby to Nottingham and the A50 with onwards travel to the main motorway network. Derby also has a train station, bus station and a range leisure facilities including gyms and swimming pools. There are supermarkets, shopping centres, restaurants, bars are also all within a short walk.

## ACCOMMODATION

### ENTRANCE HALL

With laminate flooring, intercom system and telephone point.

### SITTING ROOM

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

With electric adjustable panel heater, FM/digital aerial point, terrestrial TV point and satellite aerial connection, telephone point and UPVC double glazed window to the front elevation.

### FITTED KITCHEN

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

With a range of base, wall and drawer units, integrated electric fan assisted oven and inset four ring ceramic hob with stainless steel extractor hood having variable speed fan and lighting over, feature under and over unit lighting, stainless steel sink unit, automatic washing machine/dryer, refrigerator and freezer which are to both be included in the rent. Extractor fan, ceramic wall tiling and wood granite laminate preparation surfaces with matching up-stands.

### BEDROOM

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

With wood grain effect laminate flooring, electric night storage heater and UPVC double glazed window to the front.



#### SHOWER ROOM

With newly fitted shower unit and corner cubicle, pedestal wash hand basin, low level WC in white, ceramic wall tiling, extractor fan and lighting.

#### ADDITIONAL NOTE

The apartment block also has the added security of CCTV.

#### DIRECTIONAL NOTE

Approach from Derby City Centre is via Curzon Street where number 84 will be situated on the right hand side.

#### SPECIFIC REQUIREMENTS

No smokers, single tenants only. The property is to be let unfurnished. The apartment is also available with a parking space for an additional £50.00 per calendar month.

#### PROPERTY RESERVATION FEE

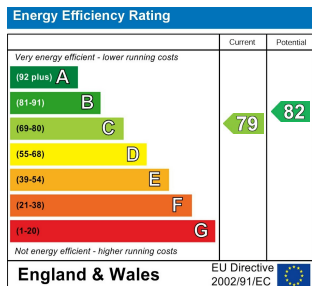
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.  
NO APPLICATION FEES!

#### DEPOSIT

5 Weeks Rent.

#### VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.



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