

SCARGILL
MANN & CO

EST. 1995



1B Stanley Street

, Derby, DE22 3GT

£650 Per Calendar Month



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GENERAL INFORMATION

Available NOW is a well-presented one-bedroom self-contained Apartment in close proximity to Derby City Centre. EPC C. The property in brief; comprises of its own private entrance an open plan lounge, kitchen Diner, double bedroom, separate WC and Bathroom. The property benefits from WI FI included in the rental.

LOCATION

Located on the outskirts of Derby City Centre. The area itself offers a post office, general store, church, primary school, a selection of pubs and restaurants. It also provides very easy access to surrounding areas including Derby Royal Hospital.

ACCOMODATION

WC

Low level toilet with hand wash basin, modern grey / white decoration with grey wood effect vinyl flooring.

BEDROOM

Large light spacious double bedroom.

LOUNGE KITCHEN/DINER

Well laid out kitchen space with lounge area and dining table with seating. Built in electric oven, ceramic hob, fridge freezer, washer dryer and ample storage. Modern decoration with grey wood effect vinyl flooring.

BATHROOM

Modern bathroom with shower cubicle and hand wash basin, modern decoration and grey wood effect vinyl flooring.

SPECIFIC REQUIREMENTS

The property can be let unfurnished or Part Furnished. 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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: On Street Via Permit

Electricity supply: MAINS –

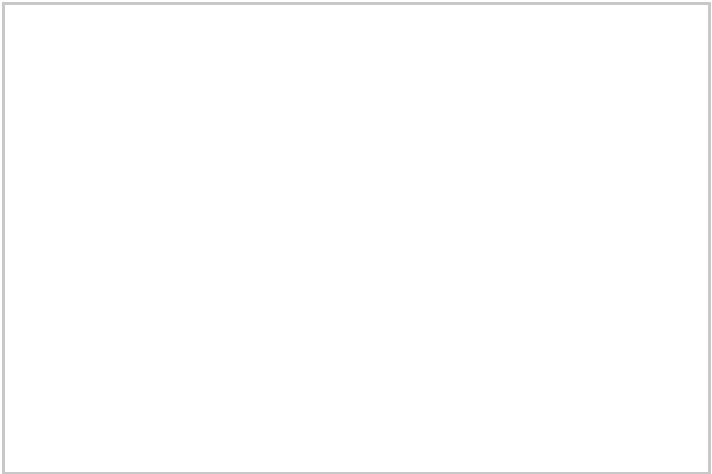
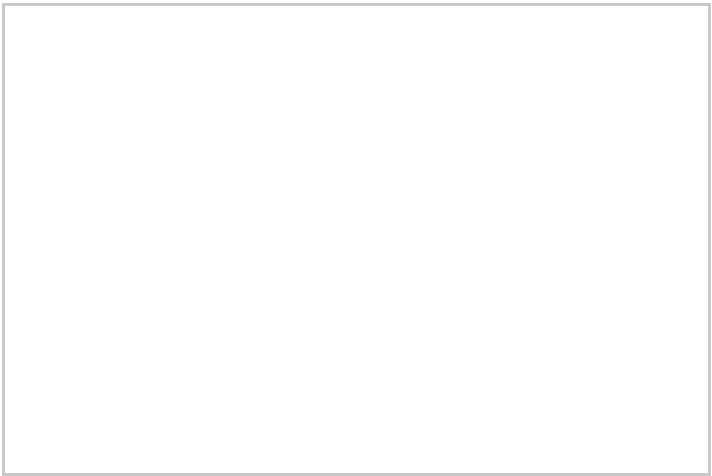
Water supply: MAINS - Severn Trent

Sewerage: MAINS

Broadband type: Supplied by Virgin Media (Included in the rental)

VIEWING

Strictly by appointment and for further information please contact Scargill Mann & Co - Derby office 01332 206620.



Road Map



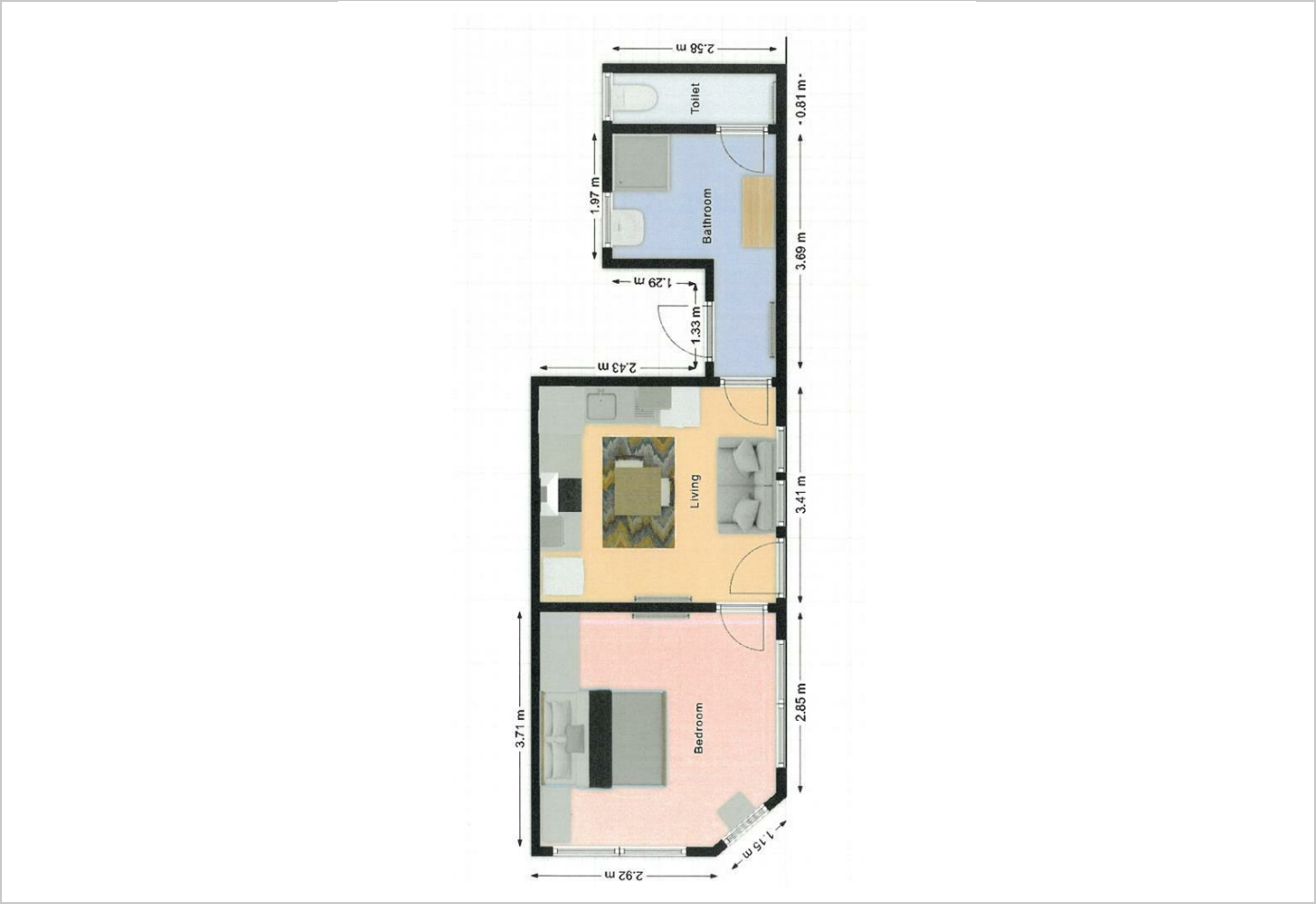
Hybrid Map



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.