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Apartment 6 St. Georges  
Close  
Allestree  
Derby  
DE22 1JH

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£1,100 Per Calendar Month

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- First Floor Apartment
- Fast access to City centre, A38, A50 and A52
- Situated between Darley & Allestree Parks
- Gated Entrance with Garage Parking
- Gas Fired Central Heating
- Fully Double Glazed
- Some Furniture Available by Negotiation
- A Must to View

SCARGILL  
MANN & CO  
EST. 1995

## GENERAL INFORMATION

A modern two bedroom apartment, conveniently located with easy access to reputable primary/secondary schools, transport links and the nearby Darley and Allestree Parks.

## LOCATION

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre, excellent local schools at all levels and regular bus services. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its golf course and fishing lake, Darley Park with its delightful riverside walks and Markeaton Park. There is easy access on to the A38, A50, A52 leading to the M1 motorway and the location is convenient for the City centre, Pride Park, University of Derby, The Royal Derby Hospital and Rolls-Royce.

## ACCOMMODATION

### ENTRANCE HALL

With central heating radiator

### UTILITY ROOM

Useful storage and utility area with washing machine and tumble dryer

### RECEPTION

3.77 x 5.11 (in recess) (12'4" x 16'9" (in recess))

With central heating radiator and feature bay window with upvc double glazed windows and fitted blinds. TV aerial points, satellite aerial connection.

### KITCHEN DINER

4.17 x 5.87 (13'8" x 19'3")

With the kitchen having a range of fitted base, wall and drawer units all with wood effect cupboard fronts. Integrated dishwasher, electric fan assisted oven, microwave, five ring gas hob and fridge freezer. Fitted laminated preparation surfaces with inset one and a half basin stainless steel sink unit and modern mixer tap in chrome. Stainless steel back plate with extractor hood, variable speed fan and lighting. Ceramic tiled splashbacks. Open plan dining area with central heating radiator and upvc double glazed windows with fitted blinds.





#### BEDROOM ONE

4.47 x 3.74 (14'7" x 12'3")

With radiator, built in wardrobes with additional bedside units, TV aerial point and double glazed window with fitted curtains.

#### EN SUITE

2.08 x 2.80 (in recess) (6'9" x 9'2" (in recess))

With full modern suite in white comprising low flush WC, wash hand basin with modern mixer tap and double shower cubicle with sliding cubicle door and wall mounted mixer shower. Centrally heated chrome ladder style towel rail, complementary ceramic floor and wall tiling. Recess spot lights, extractor fan and shaving point.

#### BEDROOM TWO

2.88 x 3.93 (in recess) (9'5" x 12'10" (in recess))

With radiator and upvc double glazed window with fitted blinds.

#### FAMILY BATHROOM

With full modern suite in white including panelled bath with mixer shower attachment, wash hand basin and low flush WC. Complementary ceramic floor and wall tiling. Extractor fan, recess spot lighting, shaving point and centrally heated ladder style towel rail.

#### GARAGE PARKING

Brick built garage with electric door, and power points.



#### DIRECTIONAL NOTES

Leave Derby city centre along Duffield Road (A6) proceed straight ahead at the mini roundabout (Broadway PH) and continue along Duffield Road. At the second roundabout take the second exit left into Kings Croft and turn left again. At the mini roundabout turn left into Baslow Drive. Proceed down the road and take the third turn on the right on St. Georges Close. Then the development is located on the second road on the right.

#### SPECIFIC REQUIREMENTS

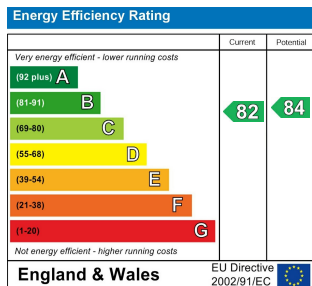
The property is to be let on an unfurnished basis. No smokers.. Available from 16th January 2026.

#### DEPOSIT

Deposit is equal to 5 weeks rent. One weeks holding deposit is required.

#### VIEWING

Strictly by appointment through Scargill Mann and Co., Derby Office on 01332 206620.



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