

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apt 9, Kinsale Court, Highfields Park Drive Derby, DE22 1JX



- Specialist close care apartments for the elderly • Close at hand • Added daily reassurance of 24 hour care support • Set within a delightful mature setting of 18 apartments • Within an already popular and favoured residential care home and convent • A peaceful tranquil setting • Within easy reach of Derby City centre and local facilities • Provides privacy and dignity of owning own apartment yet having help close at hand • With a friendly community • Entrance hall • Lounge/kitchen • Two double bedrooms • Luxury shower

£900 Per calendar month



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lettings@scargillmann.co.uk www.scargillmann.co.uk

GENERAL INFORMATION

"The Chesterfield" offers a sumptuously appointed two bedroom first floor apartment, which has been well considered and thoughtfully designed accommodation for the elderly, with the benefit of central heating and full UPVC framed double glazing throughout.

An internal inspection will reveal, large entrance hall with two useful cloaks/storage cupboards, access to the good sized double principal bedroom, excellent double bedroom two, which could easily be used as a second sitting room, study or formal dining room, if desired and walk-in shower room on a level with seating area. The property is further enhanced by an open plan living lounge/kitchen with Juliet balcony, large picture window, fully integrated fitted kitchen with ample units and integrated appliances.

Being specifically designed for the elderly the property comes with the benefit of gas central heating, double glazing and is fully carpeted throughout. There are telephone, TV and Sky points, lever taps, accessible power points, audio and video door entry system for security, specialist flooring to kitchen and bathroom to avoid slipping areas and integrated smoke detection system.

ACCOMMODATION

SPACIOUS ENTRANCE HALL

With cloaks and useful store.

OPEN PLAN LOUNGE/KITCHEN 21'7" x 15'9"
overall (6.58m x 4.80m overall)

DOUBLE BEDROOM ONE 14' x 13'3" (4.27m x 4.04m)

DOUBLE BEDROOM TWO 13'11" x 9'2" (4.24m x 2.79m)

LUXURY SHOWER ROOM 9'9" x 5'11" (2.97m x 1.80m)

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.

EXPENSE

The property is to be let unfurnished, no smokers, no pets. Available now. There is a service charge payable of £2,340 is payable by the tenant. A well-being package is also payable of £3,900 per year.

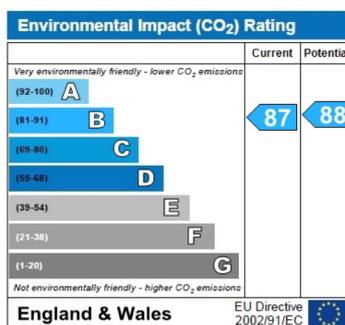
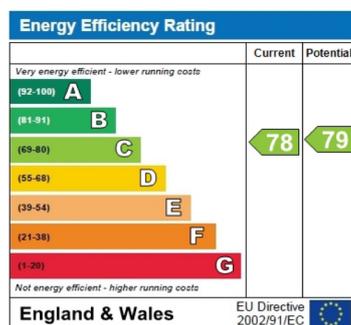
PLEASE NOTE

There are additional facilities available subject to negotiation and availability, with an individual personal care package at £10 per hour, domestic support of £10 per hour and meals at subsidise rates.

The service charge (payable by tenant) covers the gas and water, the tenants are responsible for electric and council tax separately.

VIEWING

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



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WIRKSWORTH

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