

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## Apartment 19, New Orchard Place Mickleover, Derby, DE3 9GY



**Well presented first floor two double bedroom luxury apartment to be let on a part-furnished basis**

- Electric panel heaters • Sealed unit double glazing • Entrance Hall • Open plan living room / dining kitchen • Principal bedroom with en-suite • Further double bedroom • Modern bathroom with full suite in white • Allocated car parking •

**£725 Per calendar month**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620**

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

## GENERAL INFORMATION

A ground floor two double bedroom apartment enjoying a convenient location within easy reach of local amenities.

The accommodation briefly comprises an entrance hall, open plan living / dining room with fitted kitchen, two double bedrooms both with built-in wardrobes, the principal bedroom having a luxury en-suite. Further bathroom with full suite and shower attachment. Allocated car parking. Available now. To be let on a part-furnished basis

## LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately four miles from the Derby City centre providing a first class range of local amenities including supermarket and a general range of shops. There are excellent schools at primary and secondary levels and are easily accessible from the property.

## ACCOMMODATION

### ENTRANCE HALL

With ceramic flooring. Electric panel heater. New UPVC double glazed window to the front. Built-in airing cupboard housing the hot water cylinder.

### OPEN PLAN LIVING / DINING KITCHEN AREA 6.81m x 4.47m (22'4" x 14'8")

With a continuation of the ceramic flooring. Two electric panel heaters. TV aerial point. Telephone jack point. UPVC double glazed window to the front.

### WELL APPOINTED KITCHEN AREA

With a range of fitted base, wall and drawer units all with matching cupboard and drawer fronts. Roll edged laminated work surfaces with inset one and a half basin stainless steel sink unit and draining board. Built-in four ring electric hob with extractor hood over and electric fan assisted oven. Other integrated appliances include a dishwasher, fridge and freezer. Two UPVC double glazed windows to rear.

### BEDROOM ONE 3.31m x 2.88m (10'10" x 9'5")

Please note the latter measurement is taken into the full depth of the fitted wardrobes. Electric wall mounted panel heater. UPVC double glazed window to the rear.

### EN-SUITE

With a continuation of the ceramic flooring. Wall mounted ceramic

wash hand basin with mixer tap in chrome. Low flush WC. Shower cubicle with wall mounted electric shower. Ceramic wall tiling electric heated ladder style towel rail. Shaving point. Extractor fan. An obscured double glazed window to the rear.

### BEDROOM TWO 3.88m x 2.58m (12'9" x 8'6")

With built-in wardrobes, a continuation of the ceramic tiled flooring. Electric panel heater and UPVC double glazed window to the rear.

### BATHROOM

With full suite in white to include panelled bath, pedestal wash hand basin and low flush WC. Ceramic floor and wall tiling. Extractor fan. Electric heated ladder style towel rail. Shaving point. Recess spotlighting.

### OUTSIDE

To the rear of the property is an allocated car parking space.

## SPECIFIC REQUIREMENTS

The property is to be let part furnished. Strictly employed only. No smokers. No pets. Available from 14th September 2021.

## DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling to Mickleover, upon entering Mickleover village centre turn right at the major traffic island by The Nags Head public house into Station Road. Travelling along Station Road for approximately half a mile take a turning left into Orchard Place and the property is situated thereafter on the right hand side.

## PROPERTY RESERVATION FEE

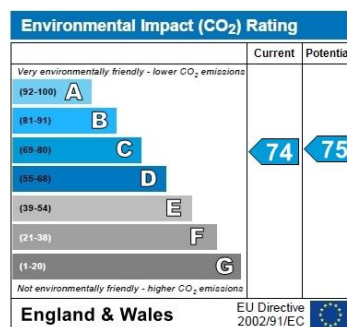
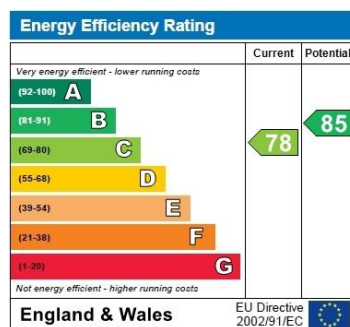
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

## DEPOSIT

5 Weeks Rent.

## VIEWING

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



**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES  
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
4 St. James's Street, Derby DE1 1RL  
39 Dale Road, Matlock, Derbyshire DE4 3LT  
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460  
Tel: 01283 548194  
Tel: 01332 207720  
Tel: 01629 584591  
Tel: 01332 206620

ashbourne@scargillmann.co.uk  
burton@scargillmann.co.uk  
derby@scargillmann.co.uk  
matlock@scargillmann.co.uk  
lettings@scargillmann.co.uk