

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## Apt 11 Kinsale Court, Highfields Park Drive Derby, DE22 1JX



- Studio apartment offering easy to manage and affordable accommodation • Within this highly favoured residential location offering a high degree of seclusion and maturity • With specialist care facilities close by if required • Available with immediate occupation if required •

**£485 Per calendar month**



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

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

## GENERAL INFORMATION

The accommodation comprises living kitchen, being comprehensively equipped with fitted units including integrated oven and hob, including washing machine and separate fridge and bedroom area. The property also benefits from a walk-in shower.

## LOCATION

A well positioned and presented apartment enjoying this exclusive favoured location within a mature setting, just off the popular Broadway in Derby, offering affordable and low maintenance accommodation with specialist care facilities close by if required.

## ACCOMMODATION

**LIVING/BEDROOM AREA 5.8m x 4.8m (19'0" x 15'9")**

With built in storage cupboards and living area.

## KITCHEN AREA

Providing inset sink unit and base cupboard beneath, a range of base cupboards and wall cupboards, work surfaces with tiled surrounds, inset electric halogen hob with extractor hood above, double oven and grill, plumbing for automatic washing machine, central heating radiator, decorative coving.

## SPECIFIC REQUIREMENTS

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

## PROPERTY RESERVATION FEE

1 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

## PLEASE NOTE

There are additional facilities available subject to negotiation and availability. A well-being package is also payable of £3,900 per year.

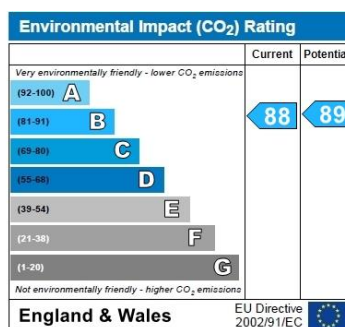
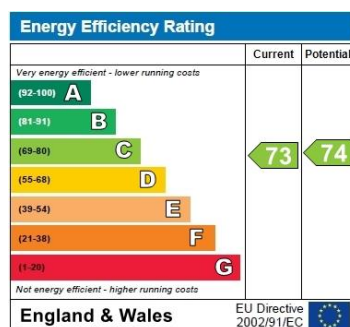
The service charge (payable by tenant) covers the gas and water, the tenants are responsible for electric and council tax separately.

## DIRECTIONAL NOTE

From Derby proceed along the main Duffield Road to the traffic island by the Broadway public house turning left into Broadway. After approximately 100 yards take the turning right into Beechwood Park Drive and following the road around to the right and take the turning into Highfields Park Drive. The property will be situated on the right hand side.

## VIEWING

**CALL TODAY TO PRE-BOOK YOUR VIEWING AFTER 15TH APRIL 2020.** Derby office 01332 206620.



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