

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Apartment 8 Kinsale Court, Highfields Park Derby, DE22 1JX



- Gas fired central heating • Sealed unit double glazing • Over 55's only • Entrance hall with useful storage/ cloaks cupboard • Spacious sitting room • Open plan kitchen with a range of appliances • Double bedroom with light and spacious walk-in wet room/en-suite • Communal lift • Off-street car standing for resident's only • Well worthy of internal inspection •

£706 Per calendar month



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GENERAL INFORMATION

A well proportioned one bedroom second floor apartment, which has been thoughtfully designed for the elderly, with the benefit of gas central heating and full UPVC framed double glazing.

An internal inspection will reveal, entrance hall with useful store, open plan living room with an adjacent fully fitted kitchen with good quality integrated appliances, single double bedroom, walk-in shower with level access.

The apartment has the facilities of telephone, TV and Sky points and has specifically designed for the elderly with lever taps and accessible power points, audio and video door entry system for security, specialist flooring to kitchen and shower room to avoid slipping areas and integrated smoke detection system.

ACCOMMODATION

ENTRANCE HALL

With wall mounted video intercom control.

OPEN PLAN LIVNG DINING ROOM 4.50m x 3.84m (14'9" x 12'7")

With central heating radiator with adjustable radiator valve, TV and telephone points, sealed unit double glazed window to the front.

OPEN PLAN KITCHEN AREA 2.95m x 2.01m (9'8" x 6'7")

With high quality wood rain effect flooring, range of fitted base, wall and drawer units all with matching cupboard and drawer fronts, roll edge laminated preparation surfaces with built-in for ring electric hob and integral electric fan assisted double oven. Integral extractor hood over with variable speed fan and lighting. Inset 1½ basin stainless steel sink unit and draining board with modern mixer tap, complementary tiled splashbacks.

BEDROOM 3.70m x 3.43m (12'2" x 11'3")

Light and spacious room with double central heating

radiator and sealed unit double glazed window with pleasant aspect to the front of the development. TV and telephone points and doorway leads to:-

LIGHT AND SPACIOUS EN-SUITE/WET ROOM 2.64m x 2.15m (8'8" x 7'1")

Wit floor to ceiling complementary ceramic wall tiling, thermo plastic flooring, low flush w.c., pedestal wash hand basin and shower area with thermostatic mixer shower, shaving point, central heating radiator, extractor fan and obscure UPVC double glazed window to the side.

DIRECTIONAL NOTE

Leaving Derby city centre along Duffield Road (A6) at the roundabout (The Broadway Public House) turn left onto Broadway, take the right hand turning into Beechwood Park Drive, follow the road round and at the junction (adjacent to an open green) take the left hand turning into Highfield Park Drive.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished, no smokers. Available now. A well-being package is also payable of £3,900 per year.

PROPERTY RESERVATION FEE

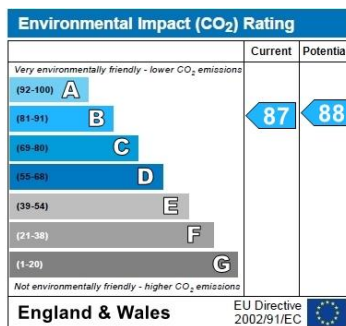
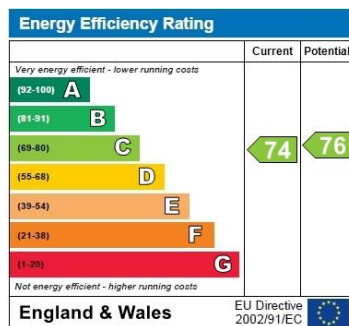
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

CALL TODAY TO PRE-BOOK YOUR VIEWING - Derby office 01332 206620.



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