

AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



Crows Nest

Vicarage Lane, Duffield, DE56 4EB

£750



A modernised, spacious 1 double bed roomed unfurnished first floor flat with gas central heating & PARKING. The Acc. comprises: entrance hall, large lounge, kitchen with integrated oven, double bedroom, shower room & parking. The property is set in a beautiful location.



The property is accessed via Vicarage Lane with a shared entrance hall, stairs and landing (with one other flat) which has just been newly decorated.

The Accommodation comprises: -

Wooden flat entrance door to –

Entrance hall

single central heating radiator, smoke alarm, room thermostat and beige fitted carpet.

Lounge

16'11" max x 15'2" max (5.16m max x 4.62m max) with wooden single glazed bay window to rear with white plastic curtain track and pair of cream lined patterned curtains over, wooden single glazed window to side with cream patterned roman blind over. Coal effect stove on tiled hearth with ornate fireplace, double central heating radiator, telephone point, television aerial and beige fitted carpet.

Kitchen

9'6" x 8'11" (2.90m x 2.72m) with range of white base and wall units, Oak effect rolled edge worktops with tiled splashback, inset stainless steel sink and drainer unit, integrated Lamona single electric oven with Lamona electric hob over and space with plumbing for washing machine. Wooden single glazed window to front, cupboard housing Viessmann gas fired combination boiler, double central heating radiator and beige laminate flooring. Space for fridge freezer.

Bedroom

13'1" x 8'11" (3.99m x 2.72m) with 2 wooden single glazed windows to side with curtain track and beige lined curtains over, double central heating radiator, telephone point, white double wardrobe and grey fitted carpet.

Shower room

8'8" x 4'10" (2.64m x 1.47m) with 3 piece white suite consisting of a pedestal washbasin, low level w.c. and shower cubicle with bar mixer shower, ceramic tray and part tiled walls, wooden single glazed obscured window to front, chrome towel radiator, bathroom cabinet, toilet roll holder and walnut laminate effect fitted vinolay flooring.

Outside

To the rear of the property there is a communal, fully maintained garden and one private parking space.

Additional information

HOLDING DEPOSIT £160.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Sorry pets are not accepted.

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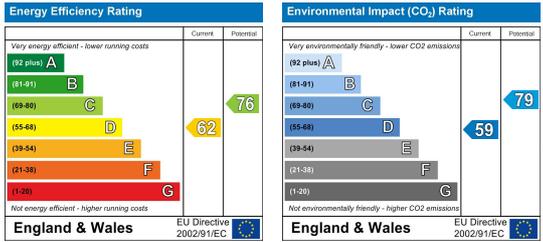
Area Map



Floor Plans



Energy Efficiency Graph



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