



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



## Flat 5, 124 Kedleston Road

, Derby, DE22 1FX

£750



A spacious 2 double bedroomed unfurnished second floor flat with gas central heating & double glazing. The Acc. comprises: entrance hall, large open plan lounge/dining kitchen, 2 double bedrooms and bathroom with shower. The flat is very conveniently situated for Derby City Centre.





The Accommodation comprises:

Wooden front entrance door to -

**Entrance hall**

with double central heating radiator, smoke alarm, storage cupboards and Oak laminate flooring.

**Open plan living/dining kitchen**

23'0" x 14'9" (7.01m x 4.50m)

with 2 upvc double glazed windows to front with venetian blinds and curtain poles over. One single and one double central heating radiator, telephone point, television aerial, cupboard housing gas combination boiler and Oak laminate flooring.

KITCHEN AREA: with range of white gloss base and wall units, Oak rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated single electric oven with electric hob and extractor hood over.

**Bedroom 1**

16'2" min x 11'7" min (4.93m min x 3.53m min)

with upvc double glazed window to rear with venetian blind, double central heating radiator and Oak laminate flooring.

**Bedroom 2**

13'7" x 9'0" min (4.14m x 2.74m min)

with wooden double glazed velux window to rear with blackout velux blind over, double central heating radiator and Oak laminate flooring. Small storage cupboard.

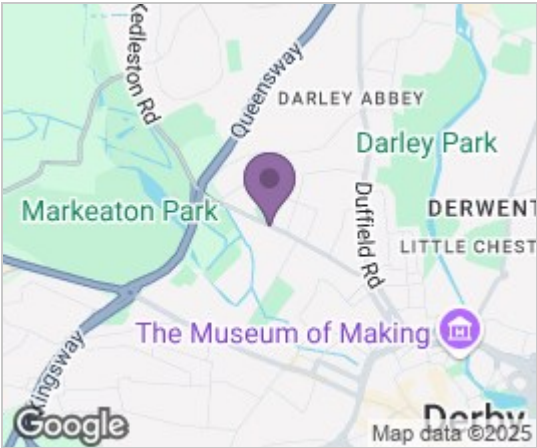
**Bathroom**

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround, shower screen and mixer shower over. Upvc double glazed obscured window to rear, single central heating radiator and grey vinolay flooring.

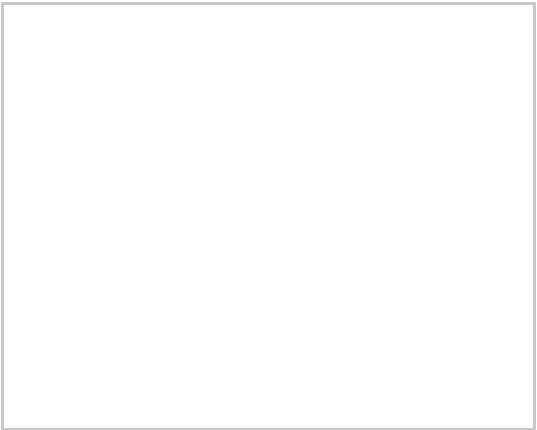
**Additional information**

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.

**Area Map**

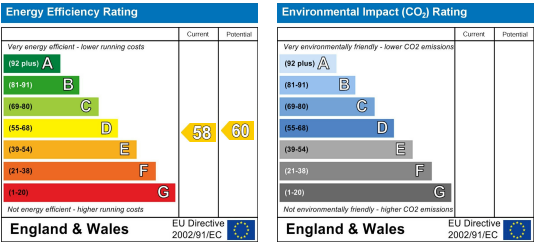


**Floor Plans**



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**Energy Efficiency Graph**



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