



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



71 Derby Road

Melbourne, Derby, DE73 8FE

£800 Per Month



A recently developed 1 bed roomed unfurnished second apartment with aluminium double glazing & electric heating. The Acc. comprises: entrance hall, open plan living/breakfast kitchen with oven, double bedroom & modern shower room. Very convenient for local amenities.



Shared entrance through the main front door into a communal hallway. A staircase leads to a private door leading to a further staircase for the three flats and the flat is then accessed off a further communal hall.

The Accommodation comprises:

Wooden flat entrance door to -

Entrance hall

with video intercom system, coat hooks, fuse board, smoke alarm and grey carpet.

Open plan lounge/breakfast kitchen

18'2" x 9'7" (5.54m x 2.92m)

with range of duck egg gloss base and wall units, Oak effect laminate square edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated Beko appliances include; single electric oven with electric hob and chimney style extractor hood over. Coated aluminium double glazed window to rear with curtain pole over, electric heater, smoke alarm, telephone point, tv aerial lead and grey laminate effect vinolay flooring

Bedroom

9'8" max x 9'7" min (2.95m max x 2.92m min)

with upvc double glazed windows to rear with curtain pole over, electric heater, telephone point, television aerial, LED feature lighting, grey fitted carpet and cupboard housing hot water cylinder.

Shower room

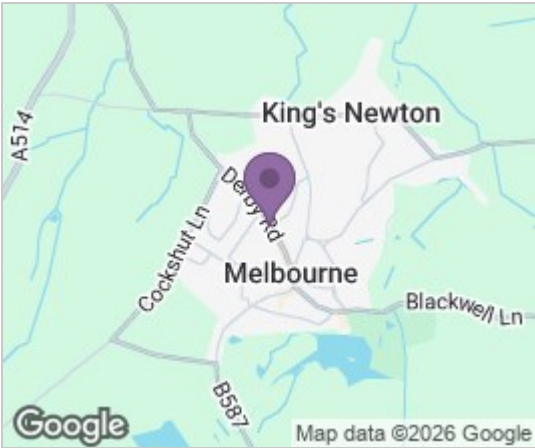
with fully tiled walls, a 3 piece white suite consisting of a pedestal washbasin, low level w.c, walk in shower cubicle with mixer shower over. Electric towel style heater, extractor fan, mirror, shaver socket and grey ceramic tiled flooring.

Additional information

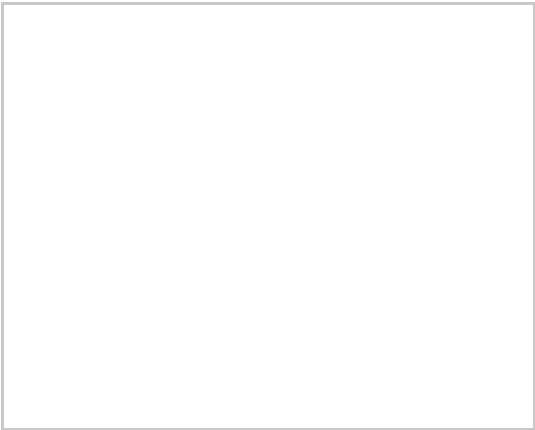
HOLDING DEPOSIT £180.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

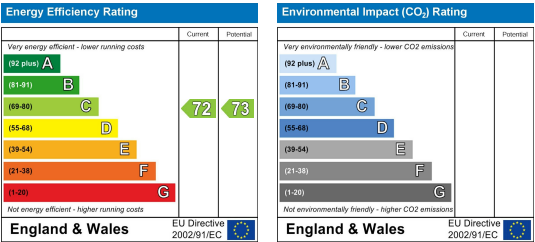
Area Map



Floor Plans



Energy Efficiency Graph



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