AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



2 Crows Nest

Vicarage Lane, Duffield, DE56 4EB

£700 Per Month

1 1 1 E

A 1 bedroomed unfurnished ground floor flat with gas central heating & PARKING, set in a beautiful location. The Acc. comprises: kitchen with appliances, lounge with laminate flooring & electric fire, bedroom & modern shower room. To the rear is 1 small private parking space.







The Accommodation comprises:

Composite part glazed front entrance door to -

Kitchen
with range of Beech base and wall units, black marble effect rolled edge worktops with tiled splashback, inset stainless steel sink and drainer unit and 3 wooden single glazed windows to front, side and rear with roller blinds over. Integrated electric single oven with electric hob, integrated fridge, freestanding freezer and integrated washing machine. Single central heating radiator and Oak laminate flooring.

Lounge
14'3" max x 13'3" (4.34m max x 4.04m)
with a wooden single glazed sash window to front, double central heating radiator and brick hearth with free standing electric log effect fire. Oak laminate flooring, curtain pole, curtains, telephone point and television aerial.

Bedroom
11'2" max x 8'9" (3.40m max x 2.67m)
with wooden single glazed sash window to front, double central heating radiator, grey fitted carpet and fitted cupboard housing Glow-worm combination boiler. Telephone point, television aerial, curtain pole and striped curtains.

Shower room
with 3 piece white suite including pedestal washbasin, low level w.c and shower cubicle with shower. Grey tiled flooring, wooden single glazed obscured window with roller blind, corner bathroom cabinet and central heating radiator.

Outside
There is private parking for 1 small car.

To the rear of the property there is a communal maintained garden.

Useful 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.

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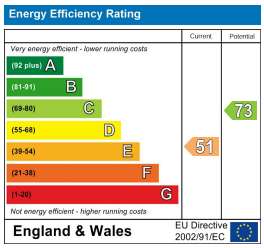
Area Map

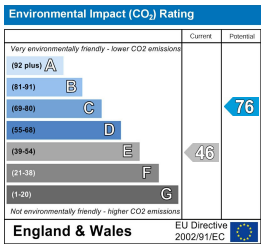


Floor Plans



Energy Efficiency Graph





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