AUSTIN PROPERTY
MANAGEMENT SERVICES LTD

50 Lace Makers Close

Borrowash, Derby, DE72 3WR

£850 Per Month

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A well presented two bedroomed unfurnished ground floor flat with gas central heating, upvc double glazing & PARKING. The Acc. comprises: entrance hall, open plan living/breakfast kitchen, 2 bedrooms & bathroom with shower. Outside there are communal maintained gardens & one allocated parking space.

Entrance hall
with upvc double glazed window to front with venetian blind over, single central heating radiator, intercom system, telephone point, smoke alarm and laminate effect vinolay flooring. Two built in storage cupboards.

Lounge area
12'9" x 10'4" (3.89m x 3.15m)
with upvc double glazed bay window to rear and upvc double glazed window to side, both with vertical blinds over. 2 x Double central heating radiators, television aerial and beige fitted carpet.

Kitchen area
10'5" x 9'9" (3.18m x 2.97m)
with range of Walnut base and wall units, rolled edge worktops with tiled splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Integrated single electric oven with gas hob and extractor hood over. Upvc double glazed window to front with venetian blind over, Ideal gas fired combination boiler and tile effect vinolay flooring.

Bedroom 1
10'10" x 10'1" max (3.30m x 3.07m max)
with upvc double glazed window to rear with venetian blind over, double central heating radiator, fitted wardrobes, telephone point, television aerial and beige fitted carpet.

Bedroom 2
10'7" x 6'2" (3.23m x 1.88m)
with upvc double glazed window to rear with venetian blind over, single central heating radiator and beige fitted carpet.

Bathroom
6'11" x 6'0" (2.11m x 1.83m)
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and electric shower over. Upvc double glazed obscured window to front with venetian blinds over, single central heating radiator and tile effect vinolay flooring.

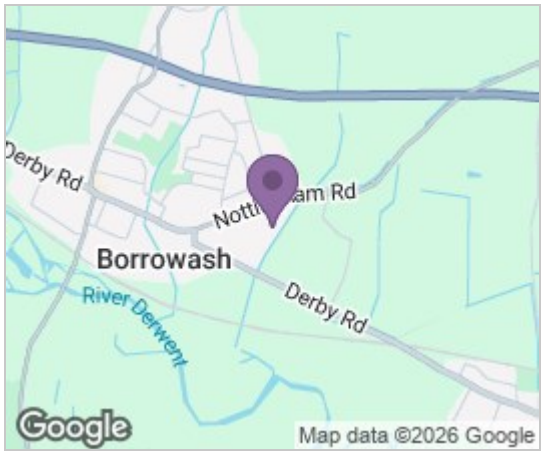
Outside
1 x Allocated parking space.

Communal gardens surrounding the property which are fully maintained.

Additional information
HOLDING DEPOSIT £195.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

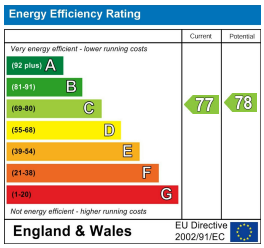
Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst 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.

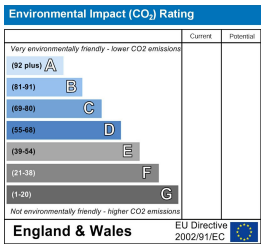
Area Map



Floor Plans

Energy Efficiency Graph





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