



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



Flat 6 Kedleston Court, Norbury Close

Allestree, Derby, DE22 2QF

£700 Per Month



A modernised one double bed roomed unfurnished first floor flat with upvc double glazing & electric heating. The Acc. comprises: open plan entrance, lounge and kitchen with integrated appliances, double bedroom with fitted wardrobes & shower room. Outside there is a small balcony & private access.



The main entrance is controlled by a security intercom leading to a communal lobby. Stairs and a lift lead to the hallway for the flat.

The flat can also be accessed by steps from Park Farm Shopping Centre car park, leading to a small balcony.

The Accommodation comprises:

Wooden front entrance door (via main entrance) to -

Open plan entrance, lounge and kitchen

19'11" x 10'5" min (6.07m x 3.18m min)

ENTRANCE AREA: with grey Oak laminate flooring, smoke alarm, intercom phone, built-in storage cupboard.

OPEN PLAN LIVING: with upvc double glazed window and door to balcony at the rear, electric fire, telephone point, television aerial and grey Oak laminate flooring.

KITCHEN AREA: with range of white base and wall units, light grey square edge worktops with matching upstands and inset stainless steel sink. Integrated single electric oven with electric hob, Hotpoint washer/dryer and Baumatic fridge with freezer compartment.

Bedroom

11'1" x 9'5" (3.38m x 2.87m)

with upvc double glazed window to rear, silver electric panel heater, fitted wardrobe with bi-folding doors and beige fitted carpet.

Shower room

6'5" x 5'6" (1.96m x 1.68m)

with 3 piece white suite consisting of a vanity unit housing the inset washbasin and low level w.c, shower cubicle with tiled surround and Triton electric over. Chrome electric heated towel rail, large mirror, extractor fan and laminate flooring.

Outside

To the rear there is private access (instead of using the communal entrance) to the flat with a small balcony.

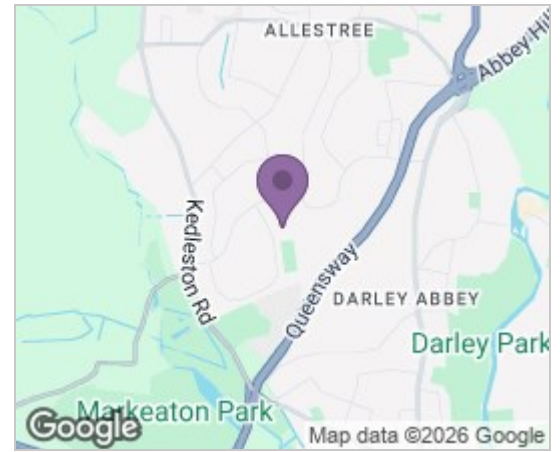
Additional information

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.

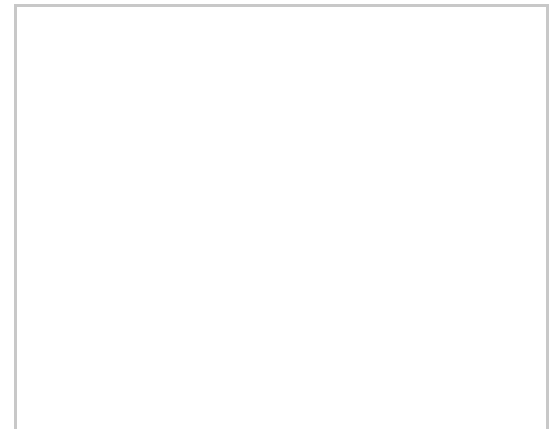
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Area Map



Floor Plans



Energy Efficiency Graph

