



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



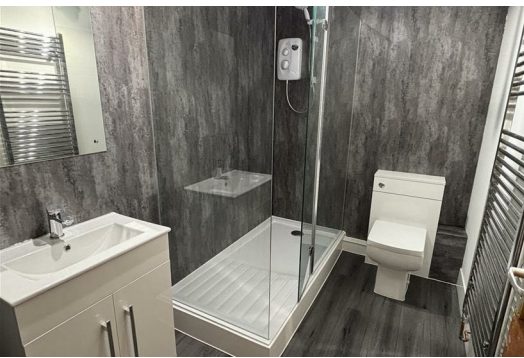
11 Locko Court

Locko Road, Spondon, DE21 7JB

£900 Per Month



A newly decorated spacious 2 bedroomed unfurnished 3 storey, end town house with gas central heating, upvc double glazing & GARAGE. The Acc. comprises: utility, downstairs w.c, lounge, dining kitchen, 2 double bedrooms & shower room. To the rear is an enclosed, low maintenance garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

Entrance Hall

with upvc double glazed window to entrance door, 2 x single central heating radiators, new door matting flooring, smoke alarm and courtesy door to garage.

Utility

12'0" max x 8'4" (3.66m max x 2.54m)

with upvc double glazed window to rear, single central heating radiator, white pedestal washbasin with tiled splashback, upvc part double glazed door to garden, gas combination boiler and new grey tile effect vinolay flooring.

Downstairs W.C.

with white low level w.c, upvc double glazed obscured window to rear and new grey tile effect vinolay flooring.

Stairs & Landing (to first floor)

with single central heating radiator, beige fitted carpet, wooden obscured window to garden room and smoke alarm. 2 cupboards off, one with shelving and one with hanging rail.

Lounge

16'3" x 12'0" (4.95m x 3.66m)

with 2 upvc double glazed windows to front, double central heating radiator, telephone point, television aerial, curtain pole and beige fitted carpet.

Dining kitchen

11'10" x 9'0" (3.61m x 2.74m)

with range of cream base and wall units, new grey square edge worktops with tiled splashback, inset 1 1/2 bowl stainless steel sink and drainer unit, upvc double glazed window to rear, Integrated new electric single oven with gas hob and extractor hood over. Single central heating radiator and new grey tile effect vinolay flooring.

Stairs & Landing (to second floor)

with single central heating radiator, new grey fitted carpet, loft access and smoke alarm.

Bedroom 1

12'1" x 12'0" max (3.68m x 3.66m max)

with 2 upvc double glazed windows to front, single central heating radiator, new grey fitted carpet, telephone point, and 2 curtain poles.

Bedroom 2

12'0" x 9'1" (3.66m x 2.77m)

with upvc double glazed window to rear, single central heating radiator, new grey fitted carpet and curtain pole.

Shower Room

with new 3 piece white suite consisting of a vanity washbasin, low level w.c, walk in shower unit with electric shower. Chrome central heating towel radiator and grey laminate effect vinolay flooring.

Garage

with up and over door, power and lighting.

Outside

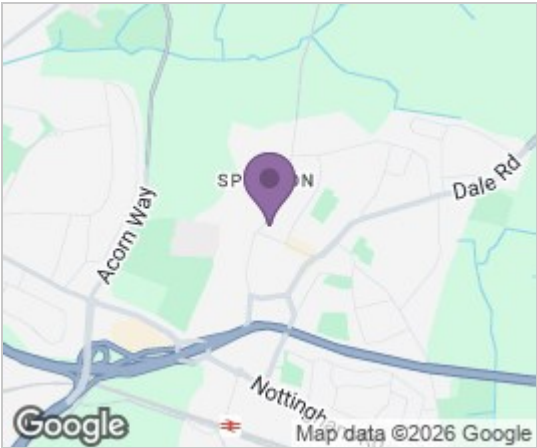
To the front of the property is a garage with up and over door. To the rear of the property there is an enclosed, low maintenance garden.

Additional information

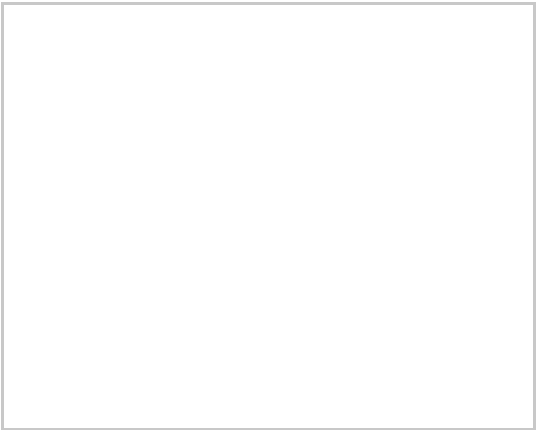
HOLDING DEPOSIT £150.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

SORRY NO PETS.

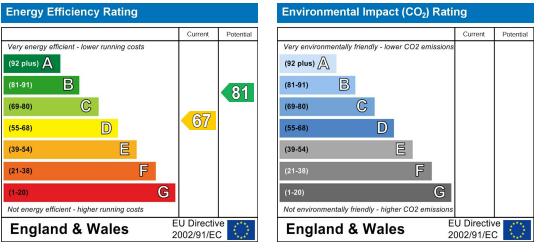
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.