92 Highfields Park Drive
Darley Abbey
Derby
DE22 1JU

Per Calendar Month
£895 Per Calendar Month

- UPVC double glazing
- Electric panel heating
- Entrance hall
- Open plan living / dining area with Juliet balcony
- Contemporary fitted kitchen
- Master bedroom with built in wardrobes
- Further double bedroom
- Modern bathroom with full suite and shower
- Allocated parking space
- Let & Managed By Scargill Mann & Co

SCARGILL MANN & CO
EST. 1995

GENERAL INFORMATION

Ideally suited to the professional couple or person relocating, this two double bedroom apartment is situated on the second floor and offers up to date living accommodation with the added benefit of electric panel heating and sealed unit double glazing throughout. The accommodation briefly comprises entrance hall with video intercom and useful storage cupboard. Open plan living / dining room with Juliet balcony and contemporary fitted kitchen. The master bedroom has built in wardrobes. There is a further double bedroom and a well appointed modern bathroom with shower over the bath.

The apartment has one allocated parking space.

LOCATION

The property is located between Duffield Road and Kedleston Road, a convenient and sought after well established residential area close to Darley Abbey village. Darley Abbey village is a convenient and sought after residential area situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses (The Broadway and The Abbey) and a regular bus service operates along Duffield Road (A6).

ACCOMMODATION

ENTRANCE HALL

With electric digitally adjustable panel heater and wall mounted video intercom system. Telephone jackpoint and useful cupboard housing the boiler.

OPEN PLAN LIVING/DINING ROOM

5.60m x 3.62m (18'4" x 11'10")

With marble effect flooring, electric adjustable panel heater, upvc double glazed window to the front and double doors with Juliet balcony to the front elevation. TV aerial points, telephone jackpoint and satellite aerial connection point.

OPEN PLAN KITCHEN
2.54m x 2.45m (8'3" x 8'0")
With the continuation of the marble effect flooring and a range of fitted base, wall and drawer units with contemporary style matching cupboard and drawer fronts. Roll edge laminated preparation surfaces with inset stainless steel one and a half basin sink unit and draining board. Integrated electric fan assisted oven and four ring electric hob. Integrated washing machine. Extractor hood over hob with variable speed fan and lighting. Stainless steel splashback plate and complementary roll edge splashbacks. Recess spotlighting and feature under unit lighting.

BEDROOM ONE
3.67m x 3.03m (12'0" x 9'11")
PLEASE NOTE; the former measurement is taken into the recess adjacent to the fitted wardrobes.
Electrical adjustable panel heater, telephone jackpoint and upvc double glazed windows to the rear elevation.

BEDROOM TWO
3.26m x 3.00m (10'8" x 9'10")
With electric panel heater, telephone jackpoint and upvc double glazed window to the rear elevation.

BATHROOM
With slate effect flooring and a full suite in white comprising panelled bath with modern mixer tap and mains thermostatic bar mixer shower over. Fitted shower screen, low flush WC and pedestal wash hand basin with chrome mixer tap. Complementary ceramic wall tiling, shaving point, recess spotlighting, extractor fan and obscure double glazed window to the side elevation.

OUTSIDE
The property has one allocated car parking space.

DIRECTIONAL NOTE
The approach from Derby city centre is to head north along the A6, upon reaching The Broadway traffic island, turn left into Broadway and shortly thereafter turn right into Broadlands Park Drive. Follow the road around to the right which becomes Highfields Park Drive.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 11th December 2026.

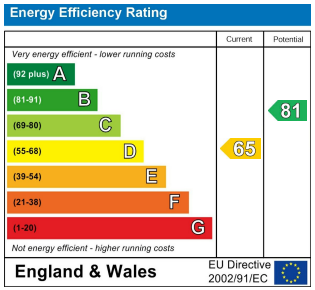
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Rent: £895 pcm
Holding Deposit: £206(1 Week taken on application)
Security Deposit: £1032 (5 Weeks)
Council Tax Band: A – Derby City
EPC Rating: D

Property construction: Brick & Tile with double glazing
Parking: Allocated parking for one car
Electricity supply: MAINS –
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Electric panel heating
Broadband type: BT Openreach, please check Ofcom website.

VIEWING
By prior appointment through our Derby Office on 01332 206620.



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