

SCARGILL
MANN & CO

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Weston Lodge Kedleston Road

Kedleston, Derby, DE22 5JL

£850 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW - A unique opportunity to rent a spacious rural two-bedroom apartment with beautiful views over Kedleston Estate.

The property in brief comprises; a Spacious lounge, fitted kitchen with ample wall and base units, Stainless steel sink with drainer and mixer tap, space for a washing machine and freestanding oven.

*Please note there are no appliances with the property.

There are two double bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and shower cubicle.

Outside of the property is a self-contained low maintenance courtyard garden. There is also a communal lawned area, please note there is shared access to the adjoining fields used for farm animal grazing.

There is a private garage for storage, the area also benefits from space and plumbing for a washing machine.

*The property also benefits from a courtyard with access to stables, please note these can be used by negotiation with the owner. *

Additional charge – There is a monthly charge of £25 for water usage.

ACCOMMODATION

Access via staircase to the front door

KITCHEN

Fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. Space for washing machine and freestanding oven. * Please note there are no appliances with the property.

LOUNGE

Spacious lounge with fitted carpet, neutral décor. Views of the adjoining fields and Kedleston estate.

MASTER BEDROOM

Large double bedroom with fitted carpet.

BEDROOM TWO

Double bedroom with fitted carpet.

FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C. Separate Shower Cubicle.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

PROPERTY RESEVRATION FEE

1 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: £850 pcm

Holding Deposit: £196 (1 Week taken on application)

Tel: 01332 206620

Security Deposit: £980 (5 Weeks)
Council Tax Band: A – Amber Valley

Property construction: Brick & Tile

Parking:

Electricity supply: MAINS –

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Oil Fired

Broadband type: BT Openreach, please check
Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co
01332 206620.



Road Map



Hybrid Map



Terrain Map



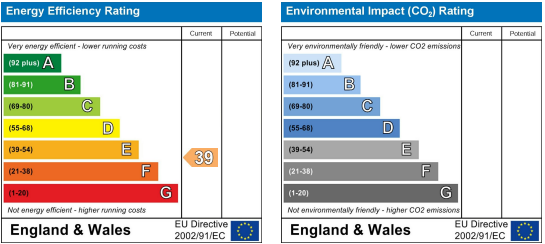
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

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.