



GRANT'S  
OF DERBYSHIRE

Bloomery Way, Clay Cross S45 9FD  
£675 Per Calendar Month

Grant's of Derbyshire are pleased to offer to let, this modern two double bedroom apartment which benefits from gas central heating and uPVC double glazing. The property comprises; entrance hall, lounge, two bedrooms, fitted kitchen and bathroom. The property has a small garden to rear and an allocated parking space. Employed Only, Non Smokers, No Pets. Available Early August 2025.

### **Hall 7'7" x 4'3" (2.3 x 1.3)**

The property is entered via a uPVC double glazed door into the hallway. Steps lead up to the first floor where the apartment is situated.

### **Lounge 10'6" x 13'11" (3.2 x 4.25)**

With a wood laminate flooring, TV point and large uPVC double glazed window overlooking the rear.

### **Kitchen 6'11" x 7'10" (2.1 x 2.4)**

Fitted with a range of matching wall, base and drawer units. There is space and plumbing for a washing machine and an upright fridge freezer.

### **Bathroom 4'11" x 5'11" (1.5 x 1.8)**

With a modern white suite comprising of a panelled bath with electric shower over, pedestal sink and low flush WC.

### **Bedroom 1 9'10" x 12'10" (3 x 3.9)**

With built-in, overstairs cupboard and uPVC double glazed window to the front aspect.

### **Bedroom 2 10'2" x 8'10" (3.1 x 2.7)**

Another good sized bedroom with BT point and uPVC double glazed window to the front aspect.

### **Council Tax Information**

We are informed by North East Derbyshire Council that this home falls within Council Tax Band A which is currently £1299 per annum.

### **Outside & Parking**

The property has a small garden to rear and an allocated parking space.



Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.





