



2 Bed Flat/Apartment

8 St. Georges Close, Allestree, Allestree DE22 1JZ

£1,050 PCM



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Superb Top Floor Apartment - Available Early June 2026
- Fully Furnished - Ready To Move In
- Open Plan Lounge/Dining/Kitchen
- Balcony, Utility, Two Double Bedrooms
- En-suite, Bathroom
- Two Allocated Car Parking Spaces
- Located Close to Darley Park and Allestree Park
- EPC 'B'
- Council Tax Band 'C'
- Viewing Essential

Fletcher and Company are delighted to offer to the rental market, a beautiful FULLY FURNISHED two bedroom Penthouse apartment. This second floor apartment has two allocated car parking spaces.

Located within a small courtyard development occupying a very sought after cul-de-sac located between Darley Park & Allestree Park.

An internal inspection will reveal gas central heating and UPVC double glazing living accommodation and in brief comprises, spacious hallway, lounge/dining room with access to small terrace, fitted breakfast kitchen, useful utility area, master double bedroom with fitted wardrobes and fitted en-suite, double bedroom two with fitted wardrobes and fitted bathroom.

Outside, there are well-kept communal gardens and two allocated parking spaces.

Allestree is a popular residential area situated approximately four miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent schools at all levels and regular bus services. Recreational facilities include Woodlands Tennis Club, Allestree Park which has a golf course and fishing lake, Markeaton Park also having a boating and fishing lake and Kedleston golf course. Darley Park is located a short distance from the property and offers pleasant walks along the banks of the River Derwent. There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

The location is convenient for Derby City centre, Derby Railway Station, Pride Park, University of Derby and The Royal Derby Hospital.

* Available End Early June 2026 (There is chance that this date can be pulled forward - Please speak to the team about this) * EPC Rating B * Council Tax Band C * FULLY FURNISHED *

Ground Floor

Secure Communal Entrance Hall
With staircase leading to apartment.



Spacious Entrance Hall to Apartment

14'5" x 7'11" (4.39m x 2.41m)

Stairs to the Second Floor accommodation with private door into the spacious hallway.

Walk-in Cupboard

4' x 2'10" (1.22m x 0.86m)

Providing storage.

Superb Open Plan Living Lounge/Dining Room/Kitchen

26'2" x 13'8" overall (7.98m x 4.17m overall)



Lounge Area

With radiator, PVCu double glazed window, TV point, telephone point, PVCu double glazed French doors opening onto balcony and open space leading into the dining and kitchen area.



Dining Area

With radiator and space leading into the lounge and kitchen area.



Kitchen Area

With 1½ bowl stainless steel sink with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching worktops, built-in stainless steel four ring gas hob with stainless steel splash-back and stainless steel extractor hood over, built-in electric stainless steel fan assisted oven, built-in stainless steel microwave, integrated dishwasher, integrated fridge, integrated freezer, Karndean floor area, fitted glass display shelving, PVCu double glazed window and open space leading back into the dining area and lounge area.



Featured Balcony

Enjoying a pleasant south westerly aspect with tiled floor and wrought iron railings.

Useful Utility Cupboard

4'9" x 2'7" (1.45m x 0.79m)

With plumbing for automatic washing machine, space for tumble dryer, power, lighting, fitted shelf and also providing storage.



Master Double Bedroom

14'9" x 12'6" x 9'7" (4.50m x 3.81m x 2.92m)

With attractive fitted wardrobes with chrome handles and matching fitted six drawer chest, radiator, TV point, triple glazed window and telephone point.

Ensuite Shower Room

7'4" x 4'9" (2.24m x 1.45m)

In white with double shower cubicle with chrome fittings with electric shower, pedestal wash hand basin, low level WC, attractive tiled splash-backs with matching tiled flooring, shaver point, extractor fan, heated chrome towel rail/radiator, fitted wall mounted medicine cabinet with mirror front.



Double Bedroom Two

12'11" x 9'1" (3.94m x 2.77m)

With radiator, built-in cupboard housing the Glow-worm Flexicom 30cx boiler and triple glazed window.



Fitted Bathroom

7'3" x 6'2" (2.21m x 1.88m)

In white with bath with mixer tap/shower attachment, pedestal wash hand basin, low level WC, tiled splash-backs, matching tiled flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and wall mounted mirror medicine cabinet.



Car Parking

This property benefits from two allocated car parking spaces located very close to the apartment block.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	