



2 Bed Flat/Apartment

13 Park Gate Reginald
Street
Derby
DE23 8FQ

£850 Per Calendar Month

Fletcher
& Company

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- Available Immediately & Fully Furnished
- Second Floor Apartment
- Secure Communal Entrance Hall & Lift To All Floors
- Private Hallway
- Spacious Open Plan Living / Dining Space with Kitchen Area
- Balcony
- Two Bedrooms
- Well-Appointed Bathroom
- One Allocated Parking Spaces
- Close to Derby City Centre

Fully Furnished & Available Immediately - A stunning second floor, two bedroom apartment.

Set within a secure gated environment the property features a secure communal entrance hall with staircase and lift to upper floors, entrance door to hallway, spacious open plan kitchen/lounge/dining room with good size lounge/dining area, kitchen (with appliances) and balcony. There are also two bedrooms and a bathroom. Outside, there is an allocated parking space.

Close to the city centre and everything that has to offer. Available short, or long term.





The Location

The property's location is close to the centre of Derby and this offers excellent access to a full range of amenities.

Accommodation

Communal Entrance Hall

A secure communal entrance hall with staircase and lifts to upper floors provides access to front door.

Entrance Hall

16'0" x 3'5" (4.88 x 1.06)

Having an electric heater, useful storage cupboard housing the hot water sender and entry phone intercom system.

Open Plan Living Space

23'0" x 16'6" (7.02 x 5.03)



Lounge/Dining Area

With two electric heaters, recessed ceiling spotlighting, double glazed window to front and sliding patio door to balcony.

Kitchen Area

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath and extractor hood over, appliance space suitable for fridge freezer and integrated dishwasher and washing machine.

Bedroom One

11'1" x 11'0" (3.38 x 3.37)

With electric heater, fitted wardrobes, desk, recessed spotlighting and double glazed window to rear.



Bedroom Two

10'11" x 7'3" (3.34 x 2.22)

Having an electric heater and double glazed window to rear.

Bathroom

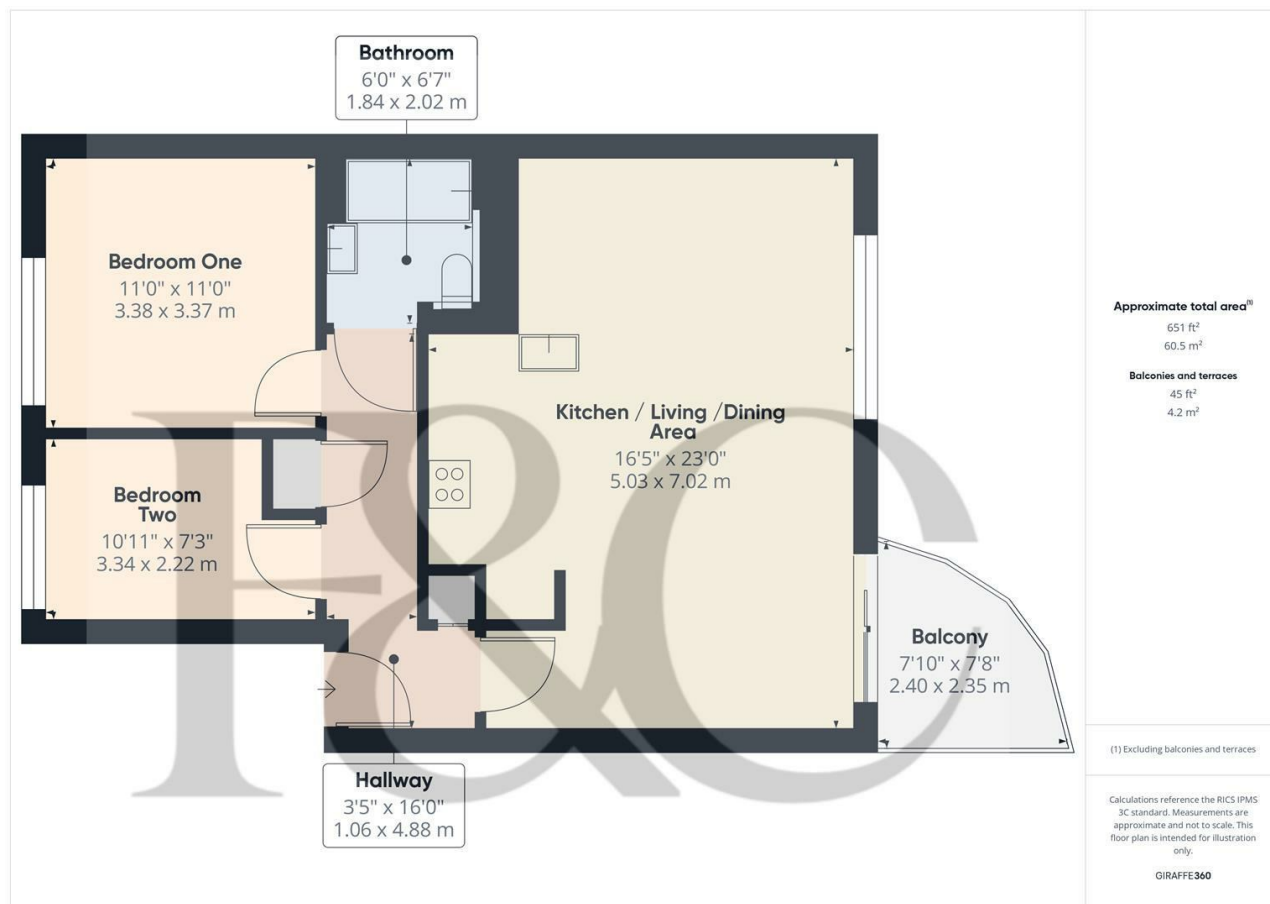
6'7" x 6'0" (2.02 x 1.84)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, bath with shower, electric heater and recessed ceiling spotlighting.

Outside

The property is set within a secure gated environment and benefits from an allocated parking space.

Council Tax Band B

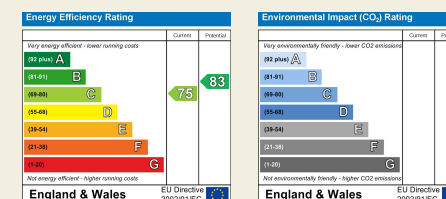


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