



Harrison Street | | Derby | DE22 3UU

£495 PCM

SCOFFIELD STONE

estate agents

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Available immediately. A purpose built studio flat located at the end of a cul de sac location, overlooking a green. The flat comprises new fitted kitchen with cooker, fridge freezer, microwave, washer and dryer, bathroom with shower over, studio room with double bed, two chest of drawers, easy chair. The property benefits from off road parking, electric night storage heating and has Upvc windows throughout. Council Tax Band: A. EPC: C (77). UTILITY BILLS NOT INCLUDED IN THE RENT.

Studio Room

15'7" x 12'5" (4.76m x 3.79m)

Kitchen

8'6" x 4'11" (2.61m x 1.5m)

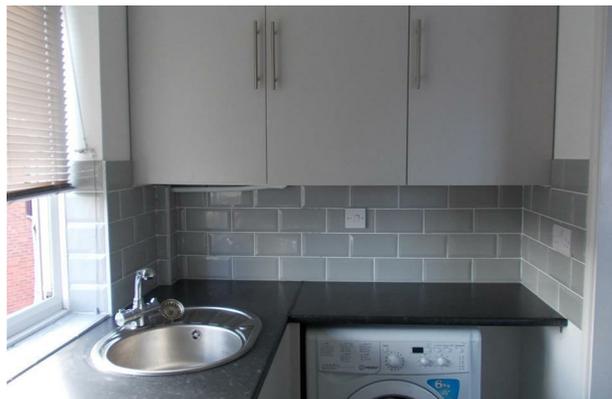
Bathroom

6'2" x 4'11" (1.9m x 1.5m)

Material Information

What3Words

Disclaimer 03/2021
(Hilton)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	

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