



42A Pilgrims Way, Stenson Fields, Derby, DE24 3JG

£1,100 PCM

Scofield Stone are delighted to offer this neutrally decorated flat, TO LET. It boasts 5 bedrooms, 2 bathrooms, a reception room, and a kitchen. Located conveniently near public transport links, local amenities, parks and walking routes. Also benefits from a low council tax band. Ideal for those seeking a balance between city and nature.

EPC: E Council Tax: Band A Deposit: £1265 which includes a holding deposit of £250

Summary Description

Scofield Stone are delighted to offer this neutrally decorated flat, now available to let. This property is a perfect blend of comfort and style, designed to cater to the needs of a contemporary lifestyle.

The flat offers ample living space with a total of five bedrooms. The two bathrooms are elegantly appointed with modern fixtures, ensuring your routine starts and ends in comfort.

The property boasts a spacious reception room, perfect for entertainment or quiet evenings at home. The room offers abundant natural light that enhances the neutral decor and creates a warm and welcoming environment.

Situated in a desirable location, the flat benefits from excellent public transport links, making commuting a breeze. A range of local amenities are close at hand, ensuring that everything you need is conveniently within reach. For leisure, the nearby parks and walking routes offer a great way to enjoy the outdoors and stay active.

The property falls within Council Tax Band A, making it an affordable choice for tenants.

Entrance Hallway

Having wooden flooring, neutrally decorated, standard light fitting, sockets, electric radiator, carpeted staircase leading to rest of property.

First floor landing

Having carpeted flooring, neutrally painted walls, multiple sockets, electric radiator, storage cupboard, standard light fitting.

Lounge/Diner

20'10" x 15'9" (6.36 x 4.81)



Having carpeted flooring with wooden platform to one end. Neutrally painted with neutral wallpaper feature wall, multiple sockets, electric radiators and electric fire. TV and internet access points, standard light fittings with coving to ceiling. UPVC double glazed bay window.

Kitchen

11'5" x 6'10" (3.50 x 2.10)



Having tile effect laminate flooring, wooden effect kitchen floor and wall units, stainless steel kitchen sink with drying board and vegetable preparation, having electric hob and oven with built in fridge/freezer. Walls part tiled/part neutrally painted, with multiple sockets and UPVC double glazed window.

Bedroom Four

11'7" x 9'8" (3.55 x 2.97)



Having wooden flooring, neutrally decorated with multiple sockets, internet access point, TV access point. With obscured double glazed UPVC window and double glazed UPVC doors opening to balcony.

Balcony



Having tiled flooring with privacy glass surround.

Guest cloak room

6'7" x 3'7" (2.02 x 1.11)



With wooden effect flooring, walls tiled to ceiling, wooden effect cupboard units to floor, low flush WC, wash basin with hot/cold mixer tap.

Bedroom Five

10'9" x 8'6" (3.28 x 2.60)



Having wood effect laminate flooring, neutrally painted, multiple sockets, multiple TV access points, electric radiator, standard light fitting, built in storage, UPVC double glazed window, coving to ceiling.

Second floor staircase



With carpeted flooring and tasteful feature wallpaper wall, standard light fitting and double glazed velux skylight. Leading to second floor.

Bedroom Three

13'1" x 9'10" (4.00 x 3.02)



With wooden effect laminate flooring, neutrally decorated, multiple sockets, TV access point, two double glazed velux skylight windows. Standard light fitting.

Bedroom Two

11'6" x 10'4" (3.51 x 3.16)



With wooden effect laminate flooring, neutrally decorated, multiple sockets, TV access point, electric radiator and two double glazed velux skylight windows

Bedroom One

13'9" x 7'4" (4.20 x 2.25)



With half wooden effect laminate and half carpeted flooring, multiple sockets, electric radiator, TV access point, double glazed UPVC window, large amount of storage space, lights inset to ceiling, having en-suite

En-suite

5'9" x 5'8" (1.77 x 1.74)



Having ceramic low flush WC and basin with hot cold tap, electric shower, lights inset to ceiling with double glazed velux skylight,

Bathroom

7'3" x 4'9" (2.22 x 1.45)



Having black tiled flooring, walls neutrally tiled to ceiling, ceramic low flush WC and basin with hot cold tap. Having bath with electric shower overhead, lights inset to ceiling, UPVC double glazed velux window.

Material Information

Verified Material Information:

Monthly rent: £1,100

Council tax band: A

Council tax annual charge: £1399.73 a year (£116.64 a month)

Tenure: Leasehold

Lease length: 999 years remaining (965 years from 1991)

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing and Night storage

Broadband: No broadband connection

Parking: Rear and Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

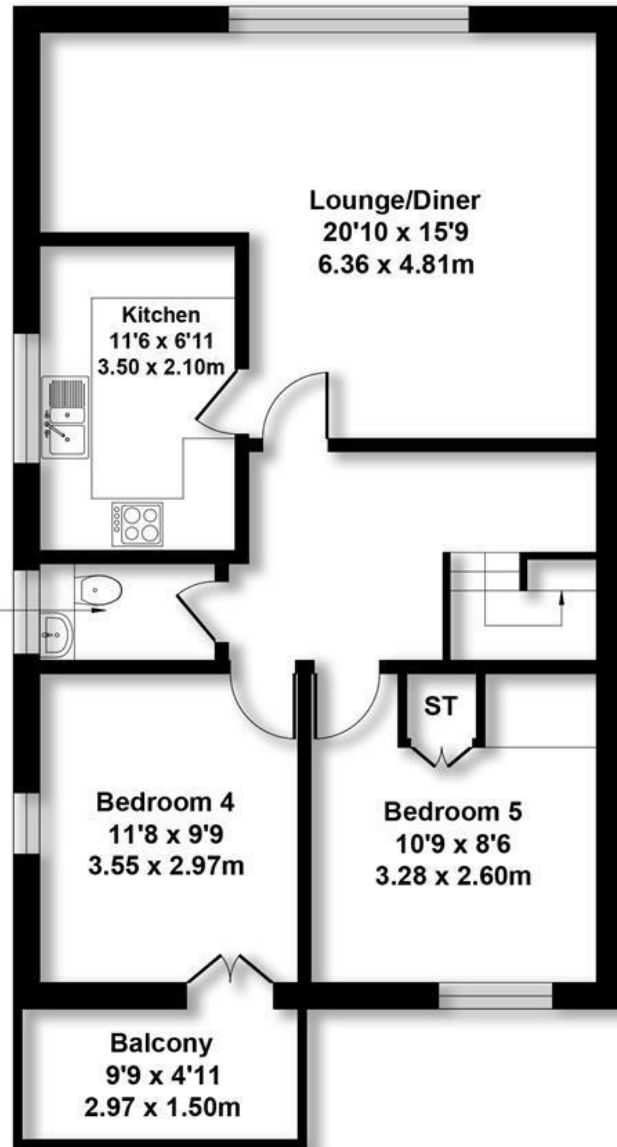
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

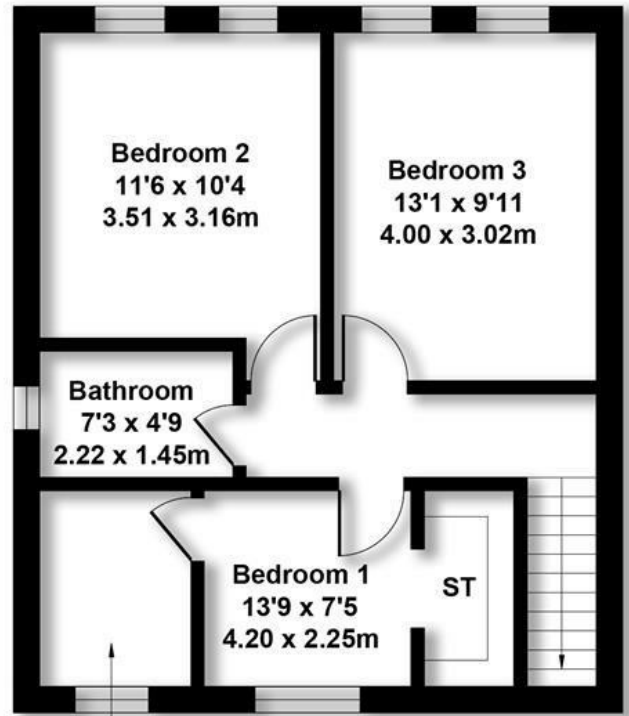
42a Pilgrims Way

Approximate Gross Internal Area
1270 sq ft - 118 sq m

WC
6'8 x 3'8
2.02 x 1.11m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@schofieldstone.co.uk
w: www.schofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980