



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



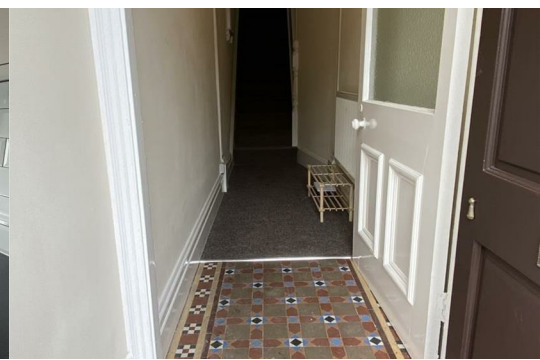
13 White Street

Derby, DE22 1HB

£565 PCM



A completely refurbished, spacious 2 double bedroomed unfurnished first floor flat with gas central heating & upvc double glazing. The Acc. comprises: entrance hall & stairs, large lounge, new kitchen with oven, small utility, 2 double bedrooms & shower room. Very convenient for Derby City Centre.



The Accommodation comprises:

Wooden part glazed front entrance door to -

Entrance Porch
with inset doormat.

Entrance Hall
with single central heating radiator, small wooden single obscure glazed window to side and stairs off to first floor.

Stairs and Landing
with 2 central heating radiators, new beige carpet, loft access, smoke alarm and large storage cupboard off.

Lounge
16'3" max x 12'10" (4.95m max x 3.91m)
with 2 upvc double glazed windows to front with curtain pole and roller blind over. New beige carpet, 2 central heating radiators, tiled fireplace and hearth and cupboard off.

Kitchen
with range of new White base and wall units, black rolled edge worktops with tiled splash back, inset stainless steel sink and drainer unit. Integrated electric single oven, electric hob and extractor hood over. Upvc double glazed window to side and new vinolay flooring.

Utility
with upvc double glazed obscured window to side, black rolled edge worktop, plumbing for washing machine and new vinolay flooring

Bedroom 1
13'7" x 12'3" (4.14m x 3.73m)
with upvc double glazed window to rear, central heating radiator, new beige carpet and feature fireplace.

Bedroom 2
10'9" x 10'4" (3.28m x 3.15m)
with upvc double glazed window to rear, central heating radiator, new beige carpet, feature fireplace and cupboard off.

Shower room
with new 3 piece white suite consisting of a low level wc, vanity washbasin and shower cubicle with aqua board and mixer shower. Upvc double glazed obscured window to side, bathroom cabinet, towel rail, central heating radiator, new vinolay flooring, extractor fan and cupboard off housing central heating boiler.

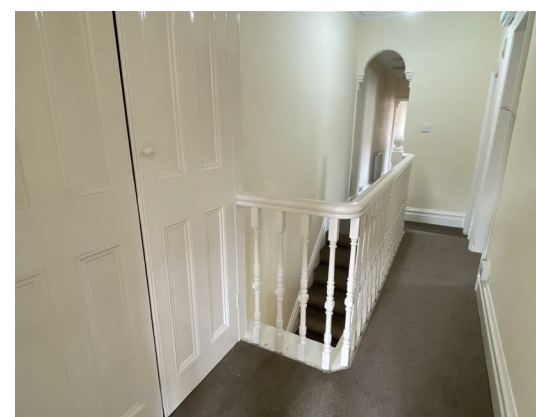
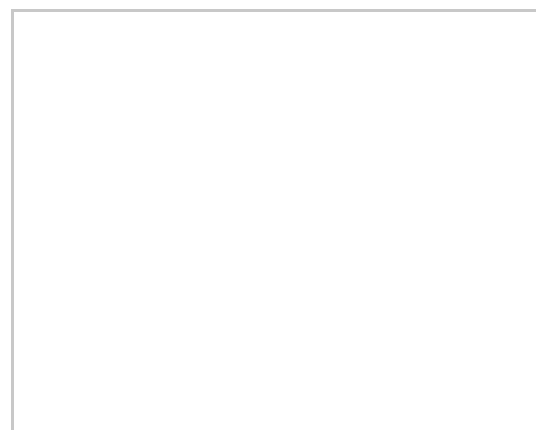
Additional information
HOLDING DEPOSIT £130.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

No pets without the express prior permission of the Landlord, which shall not be unreasonably withheld.

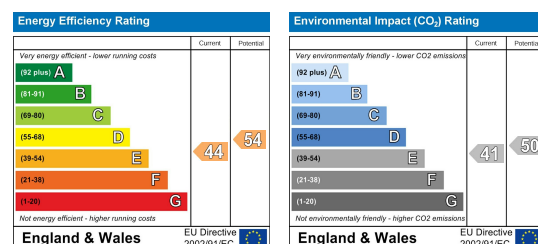
Area Map



Floor Plans



Energy Efficiency Graph



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