



## 3 Drum Close

Allestree, Derby, DE22 1JN

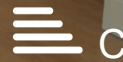
**£895 Per Calendar Month\***

A first floor, two bedroom unfurnished apartment, enjoying highly convenient position with easy access to transport links and local amenities with gas fired central heating, sealed unit double glazing, entrance hall, open plan living dining room, well-appointed kitchen with a range of appliances, two double bedrooms, master with en-suite, well-appointed bathroom. GARAGE INCLUDED within the let AND parking space. Well worthy of internal inspection EPC Rating C. No smokers. Available from 9th December 2024.

- Gas fired central heating
- Sealed unit double glazing
- Entrance hall
- Open living dining room
- Well-appointed kitchen
- Two double bedrooms
- En-suite
- Well-appointed bathroom
- Garage

### Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.



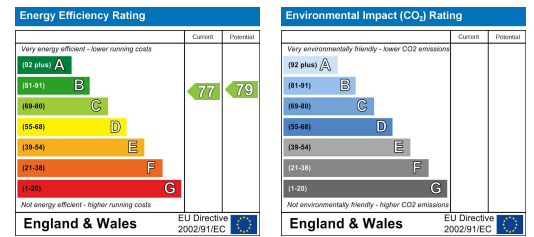
# Floor Plan



# Area Map



# Energy Efficiency Graph



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