



105 Harrison Street
Derby
DE22 3UU

£475 Per Calendar Month

- Situated on the outskirts of Derby city centre
- Night storage heating
- Entrance hall
- Fitted kitchen
- Open plan Living/ Bedroom area
- Bathroom with full suite and electric shower.
- Residents only car parking

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a central position within walking distance of the town centre and recreational facilities, this one bedroom first floor studio apartment, offering low night storage heating, with the benefit of recently installed fitted kitchen with electric cooker to be included and a bathroom. Ample car standing space.

Opportunity for professional person to acquire a low maintenance apartment.

LOCATION

Derby city centre offers a broad range of local amenities, with a large office sector. Other amenities include Supermarkets, Restaurants, Bars, Clubs and reputable Public Houses. Derby also has a Train Station, and an outer ring road, which provides swift onward travel to other regional centres, and the main Motorway network.

ACCOMMODATION

ENTRANCE HALL

FITTED BREAKFAST KITCHEN

Having, a range of fitted matching base, wall and drawer units, and laminated marble effect worktops with circular sink unit and draining board. Inset sink unit and base cupboard beneath, complementary wall mounted cupboards, worktop with tiled surround, Freestanding electric four ring oven, (to be included in the rent) Plumbing suitable for an automatic washing machine, and appliance space. UPVC double glazed window to the side.

LIVING ROOM/BEDROOM

Having a continuation of the wood grain effect flooring, intercom system, telephone jack point, recently installed low cost night storage heater, television aerial point, two single glazed windows to the front.

BATHROOM

Having full suite, comprising panelled bath, with fitted electric shower. Complimentary ceramic tile surround. Low level W. C and wash hand basin with pedestal. Obscure UPVC double glazed window to the side.

OUTSIDE

The property benefits from a residents only parking space, providing off street car standing for a number of vehicles.





DIRECTIONAL NOTE

The approach from Derby city centre is via Abbey Street travelling south. Turn right into Bower Street, proceed to the end before turning right into Dean Street, then take the second right into Harrison Street, where the apartment is situated in the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by arrangement through Scargill Mann & Co - Derby Office
01332 206620.

SALES OFFICE

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE

17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

