



## Flat 15 The Beresford Drewry Court

, Derby, DE22 3XH

**£500 Per Calendar Month**

A one bedroom second floor flat, conveniently positioned within walking distance of Derby city centre with sealed unit double glazing, electric heating, entrance hall, open plan living kitchen, double bedroom, bathroom, GATED PARKING INCLUDED, No smokers. EPC Rating C. Available from 31st May.

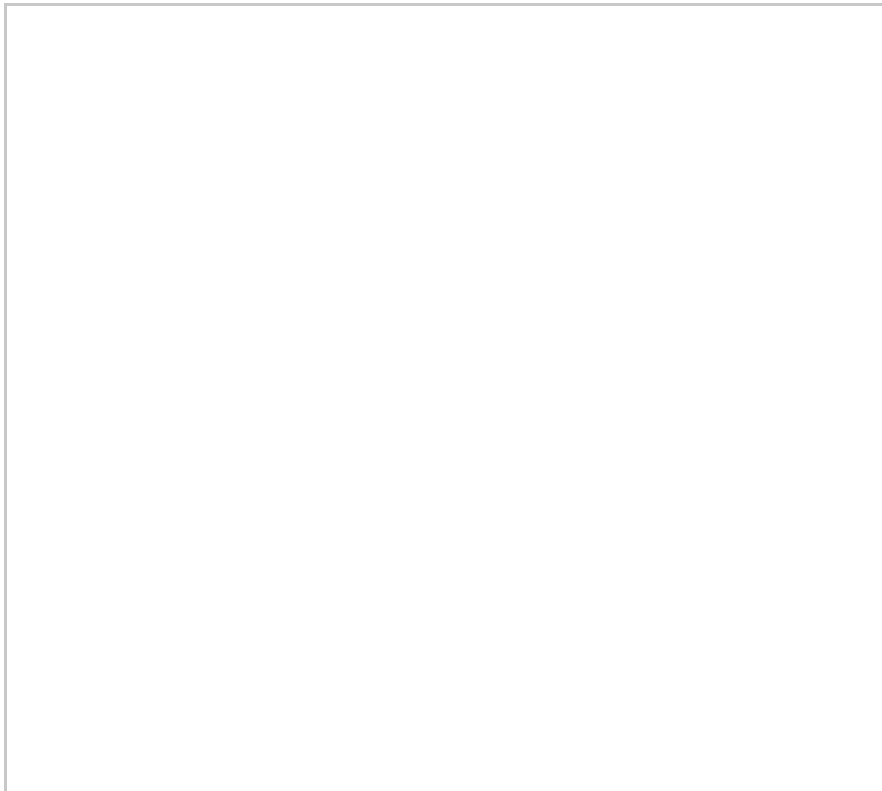
- Electric heating
- Entrance hall
- Open plan living kitchen
- Double bedroom
- Bathroom with shower
- Off-street car parking for resident's only
- Sealed unit double glazing

### 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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