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Cathedral View, Full Street, Derby DE1 3AF

£700 per calendar month Unfurnished Deposit £807

GENERAL DESCRIPTION

An executive, third floor, double bedroom apartment with stunning views overlooking the River Derwent is available to let Part Furnished or Unfurnished. Located a short walk from Derby's Cathedral Quarter and Shopping areas, this well presented apartment briefly comprises Entrance Hall, Storage / Boiler Room, Living Space providing Lounge and Dining areas and open archway to fully fitted Kitchen. Balcony overlooking the river. One double Bedrooms, and Bathroom.

Access is via a secure Car Parking area (one space allocated to the apartment), communal Entrance, then via stairs or lift to Third Floor.

Council Tax Band B

EPC Band C

ACCOMMODATION

THIRD FLOOR

ENTRANCE via secure communal Entrance Hall then via stairs or lift to third floor, off which is the apartment oak entrance door into:

ENTRANCE HALL having dark wood effect laminate flooring with pendant light fitting and smoke alarm to ceiling, telephone entrance system, central heating control panel, single panelled central heating radiator and double doors concealing storage cupboard housing a 'Nuaire' heating system, and doors off to:

LOUNGE DINER (18'5" x 11'6" max) having dark wood effect laminate flooring continued from Hall, with ceiling light fitting, two single panelled central heating radiators, multi-media point and metal, double glazed sliding patio doors to private balcony with fantastic views over the River Derwent. Open archway into:



KITCHEN (9' into cupboards x 7' into cupboards), with dark wood effect laminate flooring, recessed spotlights, extractor fan and heat alarm to ceiling, fitted with a range of cream base and eye level storage units with oak effect laminate work surface over. Built-in 'Zanussi' single electric oven with matching 4-ring electric hob over and extractor hood above. Built-in tall 'Zanussi' fridge freezer and under-counter 'Hotpoint' washing machine.



MASTER BEDROOM (11'3" max x 8'4" plus door recess), with dark wood effect laminate flooring, double glazed window to rear aspect overlooking river, pendant light fitting to ceiling, single panelled central heating radiator, television point and built-in double door wardrobe.

BATHROOM having stone effect laminate floor, room part tiled and appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin and bath with shower screen and 'Aqualisa' electric shower over. Heated towel rail, light fitment and extractor fan to ceiling, and shavers point.



OUTSIDE

TO THE FRONT OF THE PROPERTY is secure, gated pedestrian courtyard and driveway into underground Resident Parking area where one allocated space is available for the apartment. Access is via communal entrance by fob or key code.



VIEWING: By appointment through Dove Property