



PECKERDALE GARDENS, SPONDON, DERBY

PRICE £900 PER MONTH

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO PECKERDALE GARDENS

Situated within a popular modern development on the edge of Spondon, this well presented first floor apartment offers spacious and contemporary living, ideal for professionals, couples or small families. Boasting two generous double bedrooms, including an en-suite to the principal bedroom, a bright open-plan living space and allocated parking, the property is conveniently located for Derby City Centre, the A52 and local amenities. Early viewing is highly recommended.

THE DETAIL

Accessed via a secure communal entrance with intercom entry, the apartment is located on the first floor and offers well proportioned accommodation throughout.

The welcoming entrance hall provides access to all rooms and includes a useful storage cupboard. At the heart of the property is a spacious open-plan living, dining and kitchen area, creating an excellent space for relaxing or entertaining. French doors with a Juliet balcony allow plenty of natural light to fill the room, while the modern fitted kitchen offers a range of wall and base units, generous worktop space, an integrated electric oven and hob, breakfast bar and appliance space for a washing machine and slimline dishwasher.

The principal bedroom is a generous double room and benefits from its own en-suite shower room. A second double bedroom also enjoys French doors with a Juliet balcony, making it ideal as a guest bedroom, home office or additional living space. Completing the accommodation is a modern family bathroom fitted with a white three piece suite.





Externally, the development benefits from secure allocated parking, visitor parking, communal gardens, a bike store and bin store, offering both convenience and practicality.

The Location

Spondon remains one of Derby's most sought after residential locations, offering an excellent range of local shops, supermarkets, cafés, pubs and everyday amenities. The village also benefits from regular bus services and Spondon railway station, providing excellent transport links into Derby, Nottingham and beyond.

The property enjoys easy access to the A52, A50 and M1, making it ideal for commuters. Beautiful open spaces including Locko Park are just a short distance away, whilst Derby City Centre is approximately three miles away, offering an extensive selection of shopping, restaurants, leisure facilities and entertainment.

This superb location combines the convenience of modern living with excellent connectivity, making it an ideal place to call home.

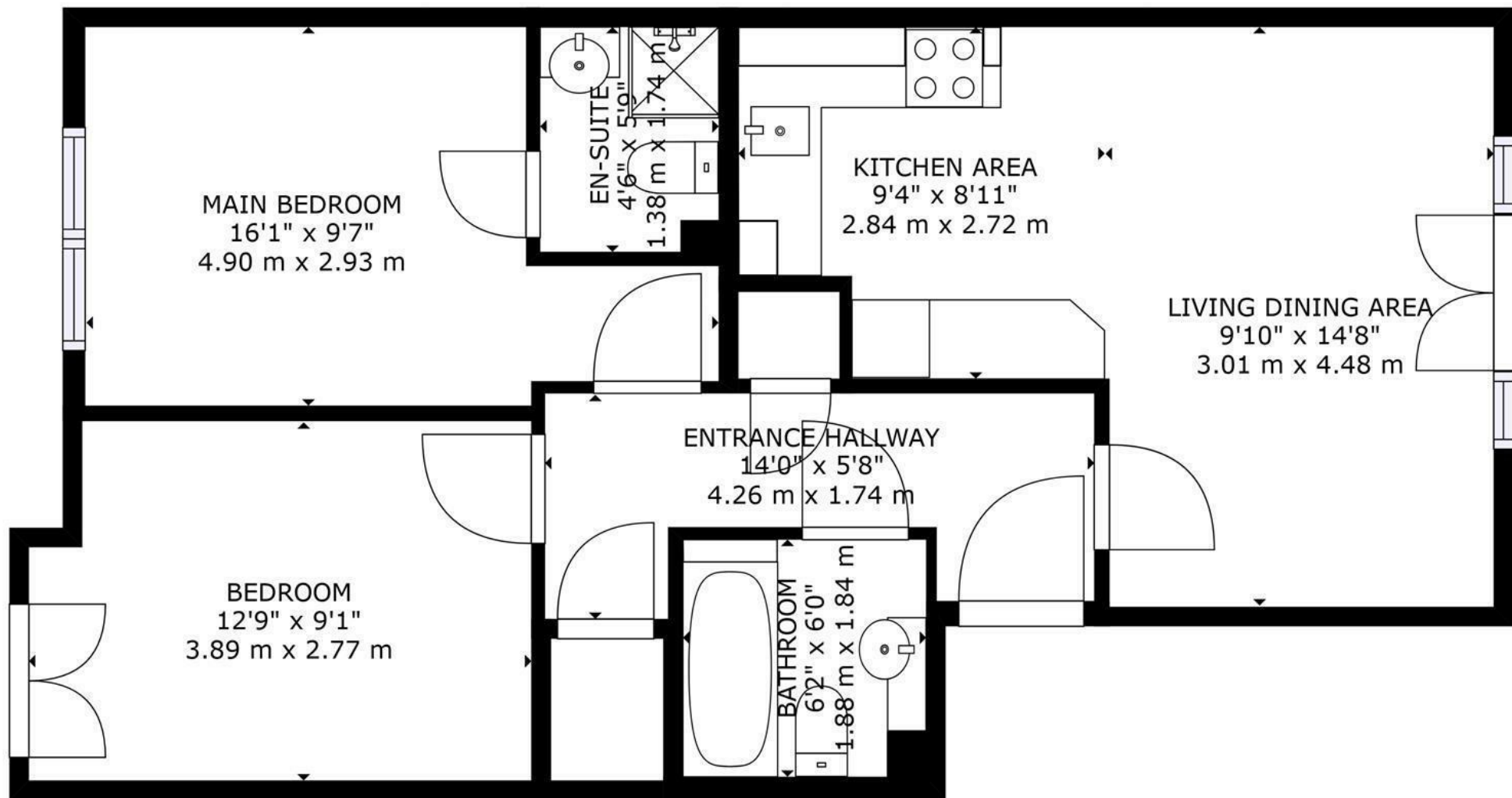
Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942







GROSS INTERNAL AREA
FLOOR 1: 628 sq. ft, 58 m2
TOTAL: 628 sq. ft, 58 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

THE PARTICULARS

APPROX

602.78 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Well Presented First Floor Apartment
- Two Spacious Double Bedrooms
- En-suite Shower Room To The Principal Bedroom
- Bright Open-Plan Living, Dining and Kitchen Area
- Modern Fitted Kitchen With Integrated Oven and Hob
- Bathroom With White Three Piece Suite
- Electric Heating and uPVC Double Glazing
- Secure Intercom Entry System
- Allocated Parking Space Plus Visitor Parking
- Popular Spondon Location With Excellent Transport Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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