

1 Bed Flat In 141 Holcombe Street , Derby, DE23 8JD

£695 Monthly





SHORT DESCRIPTION

Property Ref: 16639 This WELL-PRESENTED ONE-BEDROOM FLAT offers MODERN, COMFORTABLE LIVING and is ideally positioned in the POPULAR AREA OF NORMANTON, DERBY. The property features a contemporary interior with a practical layout, making it an excellent choice for PROFESSIONAL TENANTS or COUPLES seeking convenient city living. Ideally located close to LOCAL SHOPS, AMENITIES and BUS ROUTES, the flat benefits from excellent access to Derby city centre and surrounding areas. Normanton offers a wide range of supermarkets, convenience stores and everyday amenities all within WALKING DISTANCE. The accommodation comprises a BRIGHT OPEN-PLAN LIVING AREA with a MODERN FITTED KITCHEN, creating a functional and stylish space for both relaxing and entertaining. The kitchen is finished in a contemporary style and provides practical storage and workspace. The property further benefits from a WELL-PROPORTIONED DOUBLE BEDROOM and a MODERN BATHROOM featuring a SHOWER, finished to a clean and modern standard. Additional features include EPC RATING C and ON-STREET PARKING available nearby. The flat forms part of a BUILDING OF FOUR FLATS, offering a manageable and conveniently located residential setting. Situated within a WELL-ESTABLISHED RESIDENTIAL AREA, this property offers modern living with excellent access to local amenities and transport links. AVAILABLE NOW - EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT. Property Type: Flat Full Renting price: £695.00 Pricing Options: Fixed Price EPC rating: C Measurement: 261 sq.ft. Parking: On street Heating Type: Electric Heating -----



Bed Room(s)



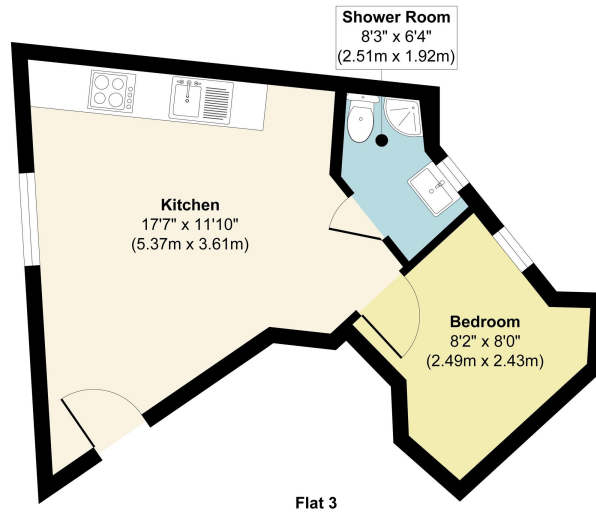
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approx. Gross Internal Floor Area 261 sq. ft / 24.28 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	15 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
 See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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