

Fletcher & Company

2 Erasmus Drive, Derby, DE1 2EL

£199,995

Freehold



- Second Floor Apartment
- Situated in the Nightingale Quarter in Derby
- Open Plan Living Kitchen/Dining
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms & Two Bathrooms
- Principle Bedroom with En-Suite
- Secure Entry System & Lift Access
- Allocated Car Parking Space
- Walking Distance to Derby City Centre
- Close to a Full Range of Amenities





Summary

A two bedroom apartment situated within the highly sought after Nightingale Quarter, within walking distance to Derby Centre.

Situated on the second floor, this property benefit from an open plan living and kitchen area with large window offering natural daylight throughout and a modern finish.

The apartment has two double bedrooms and a family bathroom. The principle bedroom has an en-suite.

The property benefits from an allocated parking space and also has a secure entry system, electric heating and the block has lift access, which is situated close to this apartment for ease.

The apartment is currently let and the rent is £925 PCM until Jan 2026.

F&C

The Location

Accommodation

Open Plan Living Space/Kitchen

19'9" x 11'5" (6.03 x 3.49)



Lounge/Dining Area

With double glazed window to rear.

Kitchen

Comprising fitted base cupboards with a complementary work surface over, sink unit with mixer tap, wall mounted cupboards, integrated appliances including dishwasher, washing machine with dryer, built-in electric oven, hob and microwave, freestanding fridge/freezer. and spotlights to ceiling.

Double Bedroom One

12'0" x 8'7" (3.66 x 2.63)

With fitted wardrobes and double glazed window to rear.



En-Suite

7'4" x 5'7" (2.25 x 1.71)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, shaver point, chrome towel radiator and spotlights to ceiling.



Double Bedroom Two

12'0" x 8'11" (3.66 x 2.74)

With double glazed window to rear.



Family Bathroom

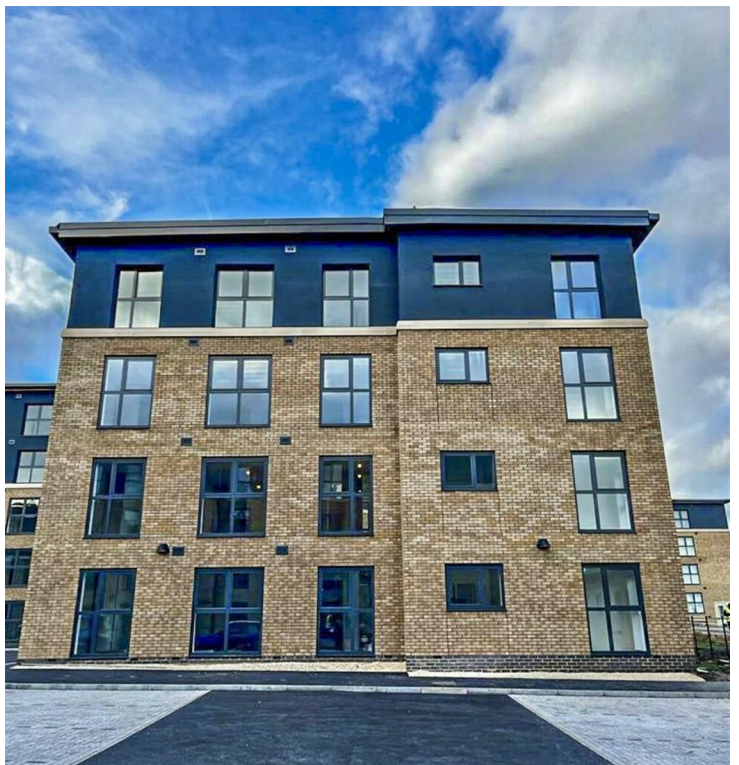
7'4" x 5'7" (2.25 x 1.71)

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Outside

The property benefits from an allocated parking space.



Council Tax Band A

Tenure

Please note, we have been informed by the vendor that there is an annual estate service charge of £1,263. Should you proceed with the purchase of this property this must be verified by your solicitor.

The property is leasehold and has a 250 year lease which commenced in 2023.



Approximate total area⁽¹⁾
587.30 ft²
54.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Council Tax Band: A
Tenure: Freehold

