

Fletcher & Company

Apartment 40 Strutt House, 1 Erasmus Drive, Derby, DE1 2DN

£194,995

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
- Walking Distance to Derby City Centre
- Close to a Full Range of Amenities
- Excellent Transport Links





Summary

This is a stunning two bedroom apartment situated within the highly sought after Nightingale Quarter, within walking distance to Derby Centre.

Situated on the second floor, this property benefits from an open plan living and kitchen area with large window offering natural daylight throughout and a modern finish. This property is also situated within a quietly tucked away area of this block and is one of only two apartments within this particular part.

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

The property 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 Feb 2026.

F&C

The Location

Accommodation

Open Plan Living Kitchen/Dining

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)

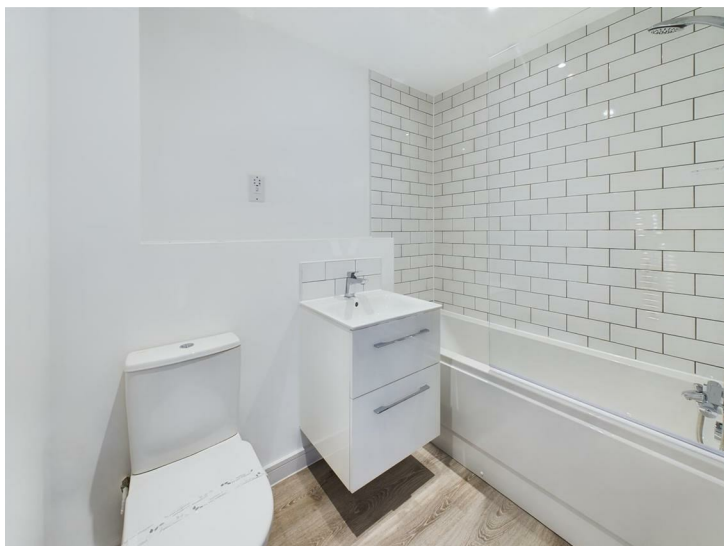
With fitted wardrobes and double glazed window to rear.



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 9'0" (3.66 x 2.75)

With double glazed window to rear.



Bathroom

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.



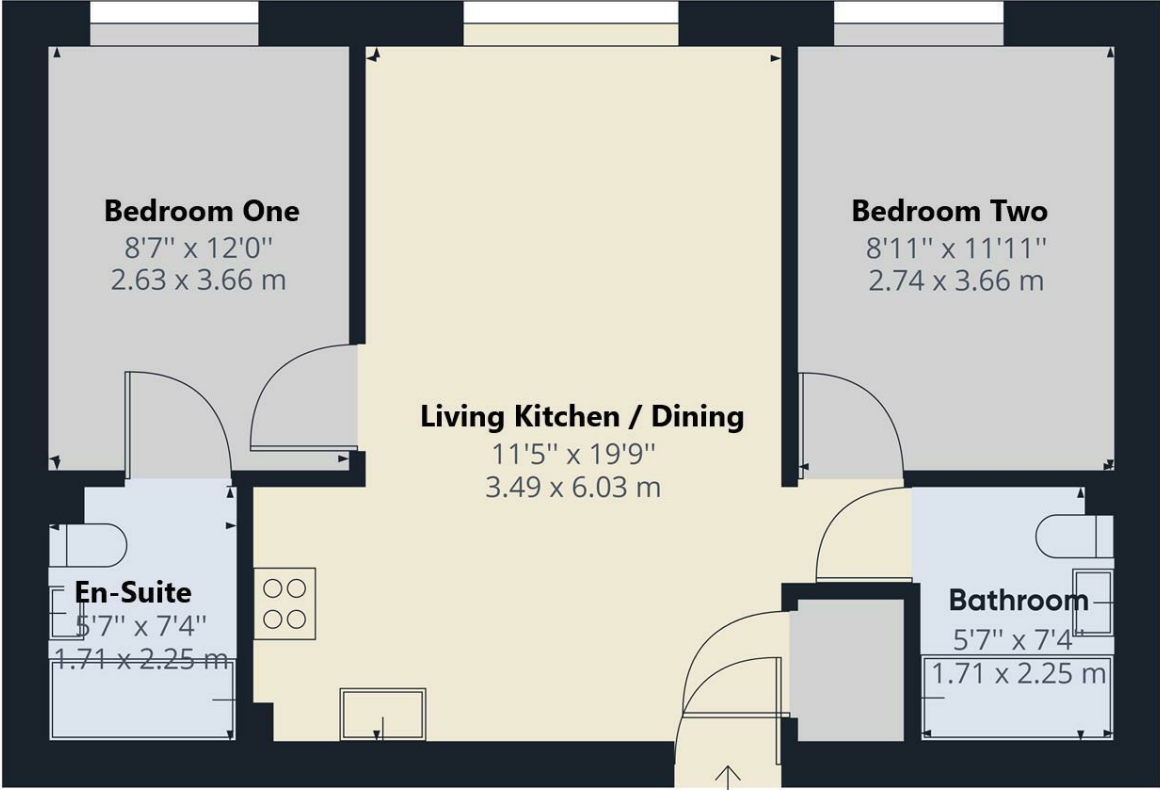
Outside

Council Tax Band A

Tenure

Please note, we have been informed by the vendor that there is an annual estate service charge of £1,381. 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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Apartment 40 Strutt House, 1 Erasmus Drive
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Council Tax Band: A
Tenure: Freehold

