



DM&Co.
— SALES & LETTINGS —

14C Fox House Erasmus
Drive
DE1 2EH

Brand New Luxury One-Bedroom Ground
Floor Apartment – Available Now & Offered
Furnished!



DETAILS

This beautifully presented apartment features a welcoming entrance hall, a stylish open-plan lounge and fully fitted dining kitchen complete with white goods. The spacious double bedroom includes fitted wardrobes, and the modern bathroom is equipped with a bath, overhead shower, WC, and wash hand basin.

Located within a sought-after development, residents benefit from access to an on-site gym, communal workspaces, and secure entry to all buildings.

Derby Council - Tax Band A



OUTSIDE

Outside, the property includes an off-road parking space for one vehicle.

Ideally located in the heart of Derby, the apartment offers easy access to the city centre and a range of local amenities. It is also conveniently situated near Florence Nightingale Community Hospital and Derby Train Station.



GENERAL INFORMATION

Mobile Coverage In Your Area - EE, Vodafone, Three, O2

Broadband Coverage In Your Area - Openreach, Sky

Basic - 14 Mbps

Superfast - 80 Mbps

Ultrafast - 1800 Mbps



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Brand new luxury ground floor apartment
- Offered fully furnished and available immediately
- Spacious open-plan lounge and modern fitted kitchen with white goods
- Generous double bedroom with built-in wardrobes
- Contemporary bathroom with bath and overhead shower
- Access to on-site residents' gym and communal workspaces
- Off-road parking space for one vehicle included
- Prime location in the heart of Derby City Centre
- Holding Deposit - £196.00
- Security Deposit - £980.76

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

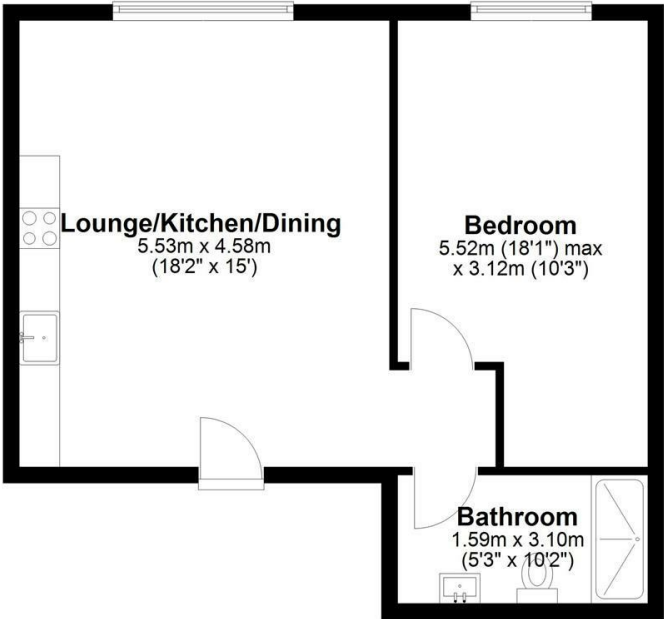
📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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Floor Plan

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 48.3 sq. metres (519.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

