



The Studio Apartments, 44a, Apartment 3 Agard Street, Derby, DE1 1DZ

£850 (From) Per



A superbly appointed two bedrooms second floor, loft style apartment with living kitchen including appliances, shower room and parking.



DIRECTIONS

Agard Street is part of a one way system as is best approach from Ashbourne Road and following signs for the city centre, the road will swing sharply to the left, then back to the right, the entrance to the development will be a short distance on the right.

Viewers are advised to approach the development as pedestrians, parking in nearby 'pay and display' zones.

This efficiently developed apartment building comprises three apartments across three floors, each having a private hallway, open plan living kitchen including an oven, hob, extractor fan, washing machine and fridge freezer, two bedrooms and a shower room.

The apartments are all double glazed and heated by traditional radiators with via a modern electric boiler.

Externally each apartment is allocated one parking space, there is also a bike storage area and bin store.

Agard Street is centrally located within the city of Derby close to the Friar Gate area, home to many popular public houses and restaurants as well as leading into the main shopping streets and Derbion indoor shopping centre.

Viewings available soon - call now to be amongst the first to view.

ACCOMMODATION

Entering the property into a communal hallway with stairs to the first and second floors.

PRIVATE HALLWAY

Airing cupboard with hot water cylinder and electric boiler for central heating.

LIVING KITCHEN

17'7" x 10'3" (5.36m x 3.12m)

A spacious room appointed with a newly fitted kitchen having an electric oven and hob, exterior fan, washing machine, fridge and freezer, plant cupboard with hot water cylinder and electric boiler for central heating, space for a dining table and chairs, inset spotlights, two Velux windows and radiator.

BEDROOM ONE

13'5" x 6'10" (4.09m x 2.08m)

Velux window, radiator.

BEDROOM TWO

9'10" x 6'11" (3.00m x 2.11m)

Velux window, radiator.

SHOWER ROOM

6'11" x 6'7" (2.11m x 2.01m)

Shower cubicle with mains overhead shower, wash basin and WC, Velux window, chrome towel radiator, inset spotlights and extractor fan.

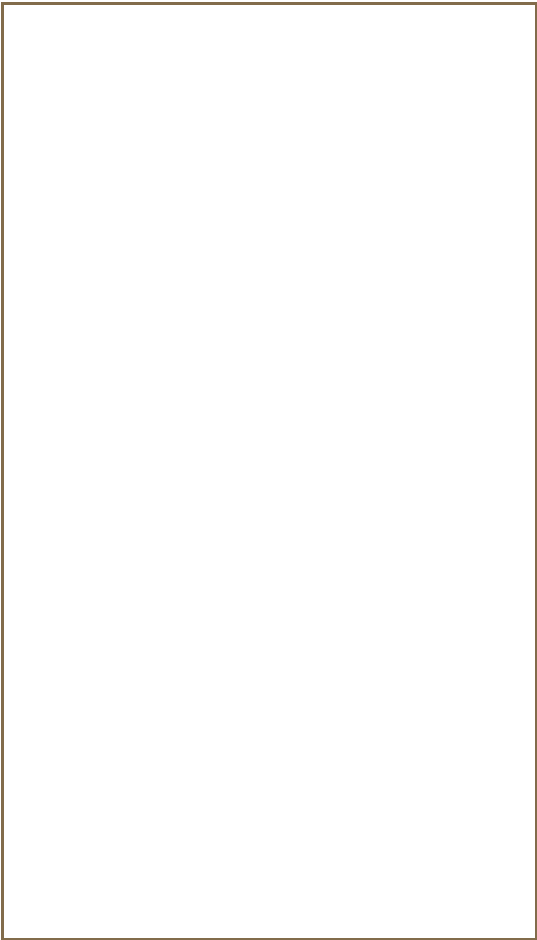
OUTSIDE

Single allocated car parking space. Bike and bin store.

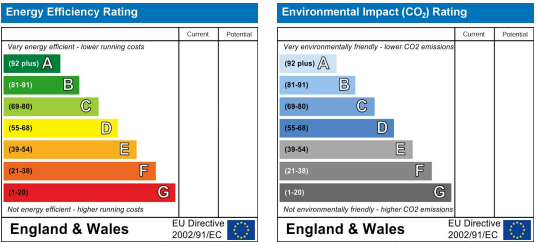
Area Map



Floor Plans



Energy Efficiency Graph



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