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Erasmus Drive, Nightingale Quarter,  
Derby

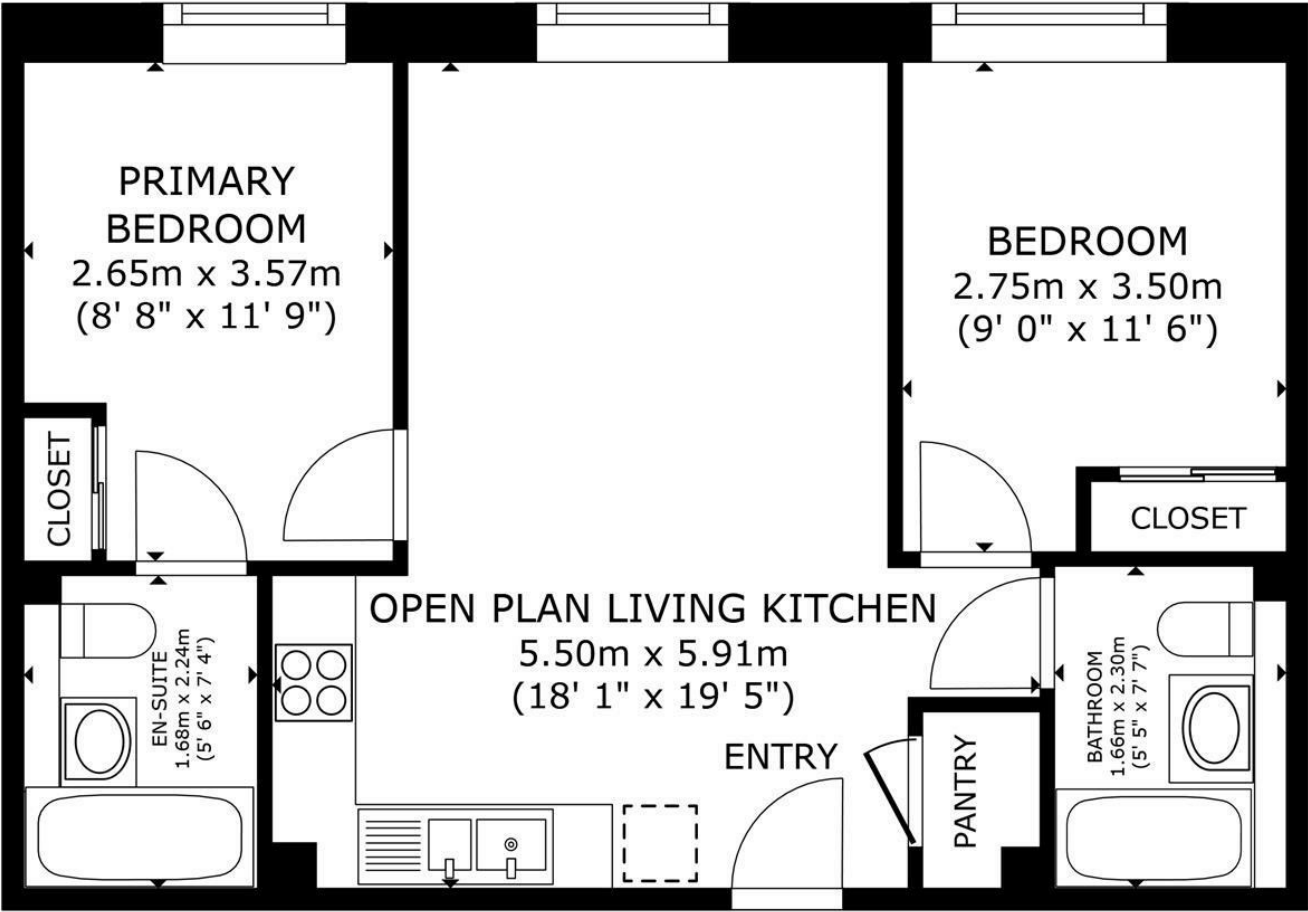
CURRAN  
BIRDS  
+ CO



Erasmus Drive, Derby, DE1 2EL  
£875 Per month

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# Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 54.6 m<sup>2</sup> (588 sq.ft.)  
TOTAL : 54.6 m<sup>2</sup> (588 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







AVAILABLE NOW - A most impressive newly constructed, two double bedroom ground floor apartment, set within the superb Nightingale Quarter development located just a short walk from Derby City Centre and Derby Railway Station. The superb apartment offers contemporary fittings throughout and tasteful neutral presentation. The kitchen is fitted with a range of integrated appliances and a the let includes a tall fridge freezer and there are fitted wardrobes in both bedrooms.

The property is accessed through a communal entrance and the apartment entrance is located on the ground floor. The property in brief comprises: spacious open plan living dining kitchen, primary bedroom with contemporary en-suite bathroom, second double bedroom and contemporary bathroom.

The apartment also benefits from an allocated parking space and well maintained grounds and gardens.

The property is available on an unfurnished basis and is available now.

- Superb Newly Constructed Ground Floor Apartment
- Located close to Derby City Centre & Derby Railway Station
- Electric Heating & Stylish Aluminium Double Glazed Windows
- Two Double Bedrooms, Contemporary Bathroom & En-Suite
- Landscaped Communal Grounds & On Site - Pepperpot Restaurant
- Set within the Nightingale Quarter
- Ideal for Young Professionals
- Spacious Open Plan Living Dining Kitchen with Integrated Appliances
- Allocated Parking Space
- Available Now - Unfurnished





## LOCALITY & AMENITIES

The property occupies a most convenient location situated with the superb Nightingale Quarter within walking distance of Derby Railway Station and is located a short walk away from Derby City centre and Pride Park. There is access to the local Bass recreational ground and also located adjacent to the Derby promenade and Castle Ward development.

Derby City centre offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the Derbion shopping centre also offers state of the art cinema and a range of major retail outlets and there is a leisure centre on Queens Street.

## THE ACCOMMODATION

### LOWER GROUND FLOOR

#### Communal Entrance Hallway

Entrance through communal entrance door with intercom entry system.

### GROUND FLOOR

#### APARTMENT

#### Open Plan Living Kitchen

19'5 x 18'1 maximum (5.92m x 5.51m maximum)

Entrance into the open plan living kitchen.

#### Kitchen Area

Fitted with a range of white high gloss fronted contemporary units with handleless design comprising wall base and drawer units, roll edged laminated work surfaces over, laminated splashbacks and stainless steel one and a half bowl sink drawer unit with mixer tap. Zanussi electric fan assisted oven, Zanussi Halogen four ring hob, glazed splashback and extractor unit over. Integrated Zanussi microwave, integrated Zanussi automatic washing machine, and integrated Zanussi dishwasher. Recessed LED downlighters, smoke alarm and grey wood grain effect Karndean style floor.

#### Living Dining Area

Fitted with grey wood grain effect Karndean style floor, intercom entry phone, wall mounted Dimplex electric panel heater, TV and telephone points, built-in sockets with USB ports, smoke alarm and aluminium double glazed tall window to the rear elevation.

#### Primary Bedroom

11'9 x 8'8 (3.58m x 2.64m)

Fitted with a built-in mirrored slide doored wardrobe, wall mounted Dimplex panel heater, TV point, tall double aluminium glazed window to the front elevation. Doorway giving access through to the en-suite.

#### Contemporary En-Suite Bathroom

7'4 x 5'6 (2.24m x 1.68m)

Fitted with a Duravit three-piece suite comprising low level WC with push button flush, wall mounted ceramic wash hand basin standing on a white high gloss vanity unit with double drawer unit below, chrome Monobloc mixer tap. Panelled bath with glazed shower screen, chrome mixer tap with shower attachment and metro style tiled splashback. Grey wood grain

effect tiled floor, wall mounted electric chrome ladder style heated towel rail, shaver point, recessed LED downlighters and extractor fan.

#### Bedroom Two

11'6 x 9'0 (3.51m x 2.74m)

Fitted with wall mounted electric Dimplex panel heater, smoke alarm, mirrored slide doored wardrobes and tall aluminium double glazed window to the rear elevation.

#### Contemporary Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Fitted with a white three-piece Duravit suite comprising low level WC with chrome push button flush, wall mounted ceramic wash hand basin standing on a white high gloss vanity unit, chrome Monoblock mixer tap and double vanity drawer unit below with chrome handles. Panelled bath with glazed shower screen, chrome mixer tap with shower attachment, metro, Karndean style grey wood grain effect flooring, electric modern chrome ladder style heated towel rail, shaver point, recessed LED downlighters and extractor fan. Useful built-in airing cupboard providing access to the electrical fuse box, electric meter and water meter.

## OUTSIDE

#### Allocated Parking Space

One allocated parking space.

#### Council Tax Band - A

Derby City Council

#### Time Scales & Status

The apartment is available immediately and is offered on an unfurnished basis.

#### Reservation Fee & Deposit

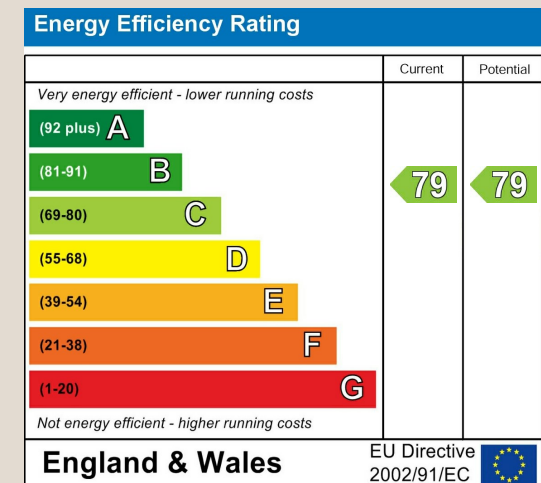
Property Reservation Fee - One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit - 5 Weeks Rent





## Energy Performance Graph



## Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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