

CURRAN  
BIRDS  
CO



St Clares Close  
Derby  
£750 Per month





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



CLOSE TO THE ROYAL DERBY HOSPITAL - Spacious two double bedroom first floor apartment set within this highly convenient location close to Littleover Village, The Royal Derby Hospital and offering easy access to Derby City Centre. Available from the 3rd February.

This spacious first floor apartment offers spacious room proportions and in brief comprises: entrance hallway, lounge, dining kitchen, two double bedrooms and bathroom and permit parking.









## The Detail

A spacious two double bedroom, first floor apartment set within this highly convenient location close to Littleover Village, The Royal Derby Hospital and offering easy access to Derby City Centre.

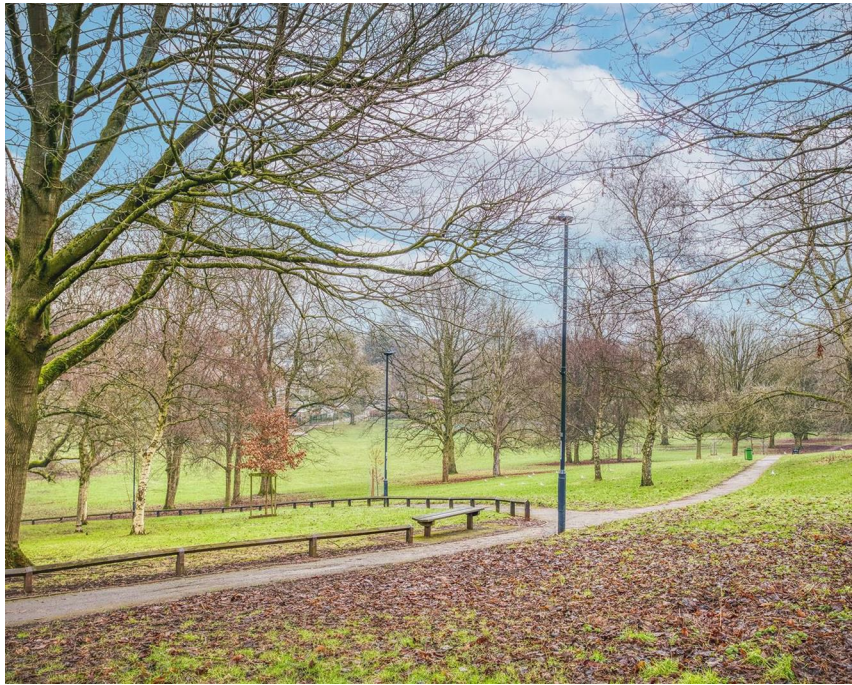
The accommodation has gas central heating, uPVC double glazing and in brief comprises; intercom entry system into communal entrance hall, stairs leading to all floors. This apartment is situated on the first floor and benefits from its own independent entrance hallway with storage cupboard, dining kitchen, lounge, two double bedrooms and bathroom.



Outside, the apartment has a communal permit parking area. The property is also situated adjacent to Rykneld Recreation Ground.

Internal Photos - Coming Soon.







CURRAN BIRDS + CO



## The Location

This property is conveniently located around 10 minutes walk away from the Royal Derby Hospital and is also positioned within easy access of other major employers including Rolls-Royce, Alstom and Toyota.

The property is also located a short walk away from excellent amenities in Littleover Village. The village offers independent shops, Co-op supermarket, cafes and pubs. Nearby, you'll find Insomnia Coffee Shop, Zanfish Fish & Chip Shop, and a local petrol station with a convenience store.

Derby City centre is easily accessible by road and a regular bus service which offers a full range of amenities including the Derbion shopping centre, Cathedral Quarter with its restaurants and bars and Queens Street Leisure centre.

The property also offers excellent road access to Derby Ring road and onward access to the A38, A50 and A52 trunk roads which in turn lead to the main motorway network and East Midlands International Airport.

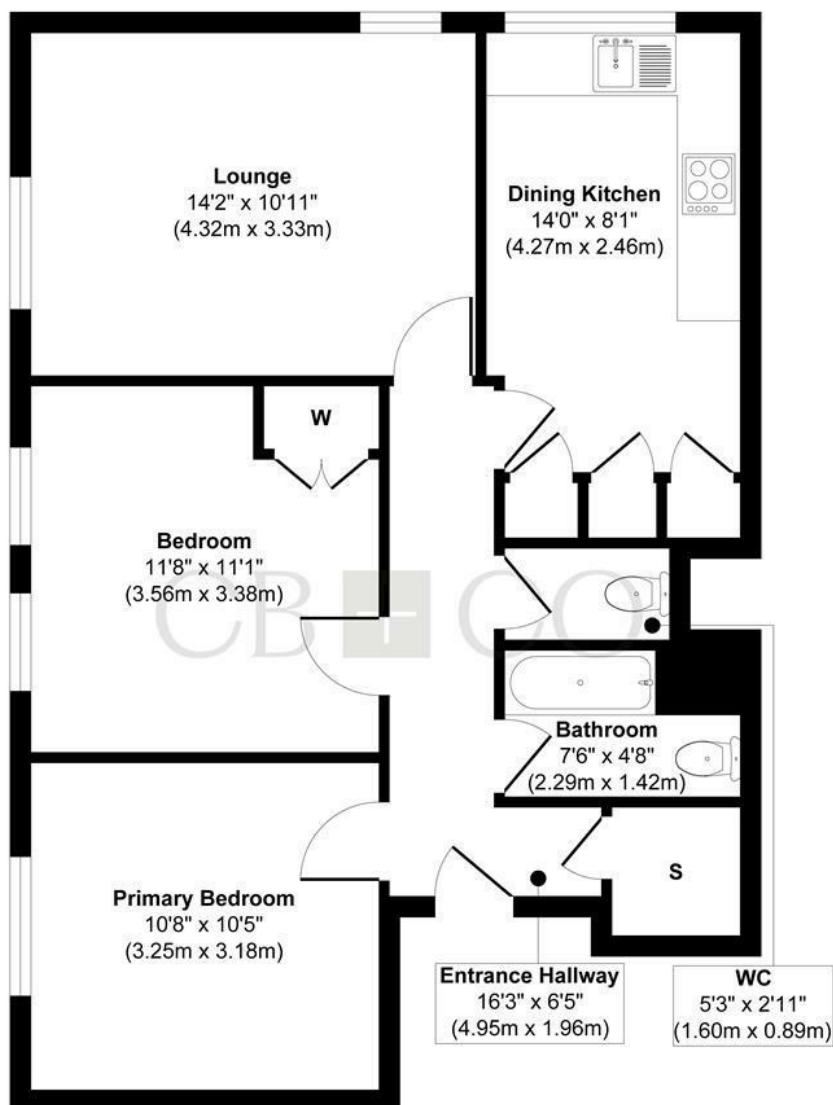








## St. Claires Close, Derby



**Floor Plan**

**Approx. Gross Internal Floor Area 686 sq. ft / 63.73 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Spacious Two Bedroom First Floor Apartment
- Close to the Royal Derby Hospital
- Located close Local Park & Schools
- Intercom Entry & Communal Entrance Hallway
- Entrance Hallway, Lounge & Dining Kitchen
- Two Double Bedrooms & Bathroom
- Communal Permit Parking Area
- Easy Access to Derby City Centre & Littleover Village
- Available Early February - Unfurnished
- Internal Photos - Coming Soon

### Size

Approx 686.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

A

CURRAN BIRDS + CO

# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved