



CURRAN
BIRDS
+ CO

Apartment 6, 45l,
Littleover House, DE23
£806 Per month



CURRAN BIRDS + CO

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



ELEGANT TOP-FLOOR APARTMENT IN LITTLEOVER – This beautifully presented two-bedroom flat is located within the charming Littleover House on Burton Road, offering a perfect balance of period character and contemporary living. Positioned on the top floor of a secure and well-maintained development, the flat enjoys a peaceful setting with generous proportions, excellent natural light, and modern finishes throughout. With allocated parking, attractive communal areas, and a highly convenient location close to major employers and local amenities, this stylish home is ideal for professionals or couples seeking both comfort and connectivity in one of Derby's most desirable suburbs.









CURRAN BIRDS + CO

The *Particulars*

- Located In The Sought-After Littleover House Development On Burton Road
 - Spacious Two-Bedroom Top Floor Flat With Bright, Open-Plan Living
 - Modern Fitted Kitchen With Integrated Appliances And Ample Storage
 - Generous Main Bedroom And Flexible Second Bedroom Or Home Office
 - Stylish Three-Piece Bathroom With Shower Over Bath
 - Secure Building Entry System For Added Peace Of Mind
 - Allocated Parking Space Included With The Property
 - Beautifully Maintained Communal Areas In A Quiet Residential Setting
 - Excellent Location For Royal Derby Hospital, Rolls-Royce And Derby University
 - Close To Local Shops, Cafés, Bus Routes And Main Road Links
-

Size

Approx 764.24 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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