

Five Lamps Court Kedleston  
Street, Derby

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## Five Lamps Court Kedleston Street, Derby

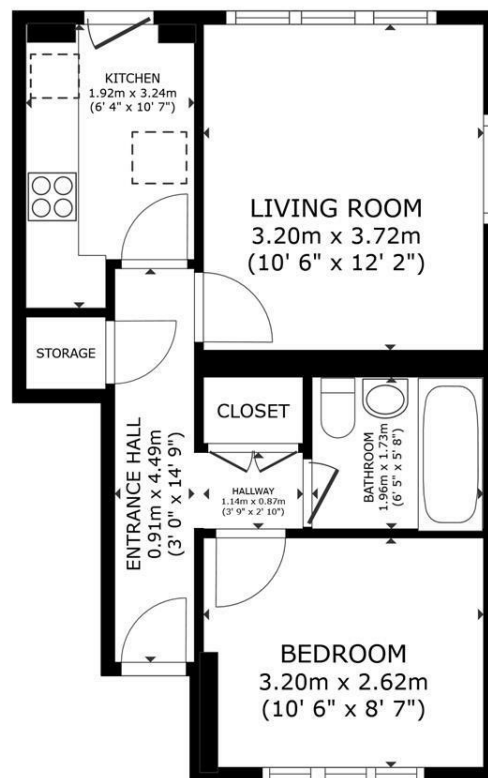
£595

GROUND FLOOR APARTMENT IN CITY CENTRE LOCATION – Situated in Five Lamps Court, this one double-bedroom apartment offers comfortable living within a short stroll of Derby City Centre. This ground-floor home boasts a spacious living room, a separate fitted kitchen, and a contemporary bathroom. With its own private garden area, this property is ideal for professionals or students seeking convenient living with easy access to local shops, restaurants, and Derby University. Available now, the apartment offers a perfect balance of convenience and lifestyle in one of Derby's most central locations.

# Features

- Ground Floor Apartment
- Living Room
- Modern Bathroom
- Garden Area
- Easy Access to Derby University
- One Double Bedroom
- Seperate Fitted Kitchen
- Available Now
- Short Walk to Derby City Centre
- Close to Local Shops

# Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 38.7 m<sup>2</sup> (417 sq.ft.)  
TOTAL : 38.7 m<sup>2</sup> (417 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# The Property

## The Detail

This well-appointed one-bedroom apartment offers practical living in the heart of Derby. Located on the ground floor of Five Lamps Court, the property features a bright and airy living room, a separate fully-fitted kitchen with appliances, and a modern bathroom. The generously sized double bedroom provides ample space for storage. Outside, the apartment benefits from its own private garden, ideal for enjoying outdoor relaxation. With excellent local amenities just a short walk away, including shops, cafes, and Derby University, this property offers both comfort and convenience. Available immediately, it presents an ideal opportunity for city-centre living.

## The Location

The property is located a short walk away from Derby City Centre and also within close proximity is the Cathedral Quarter which offers a range of bars, hotels, restaurants and boutiques. Derby city centre also offers the Derbion shopping centre with its many major retail outlets.

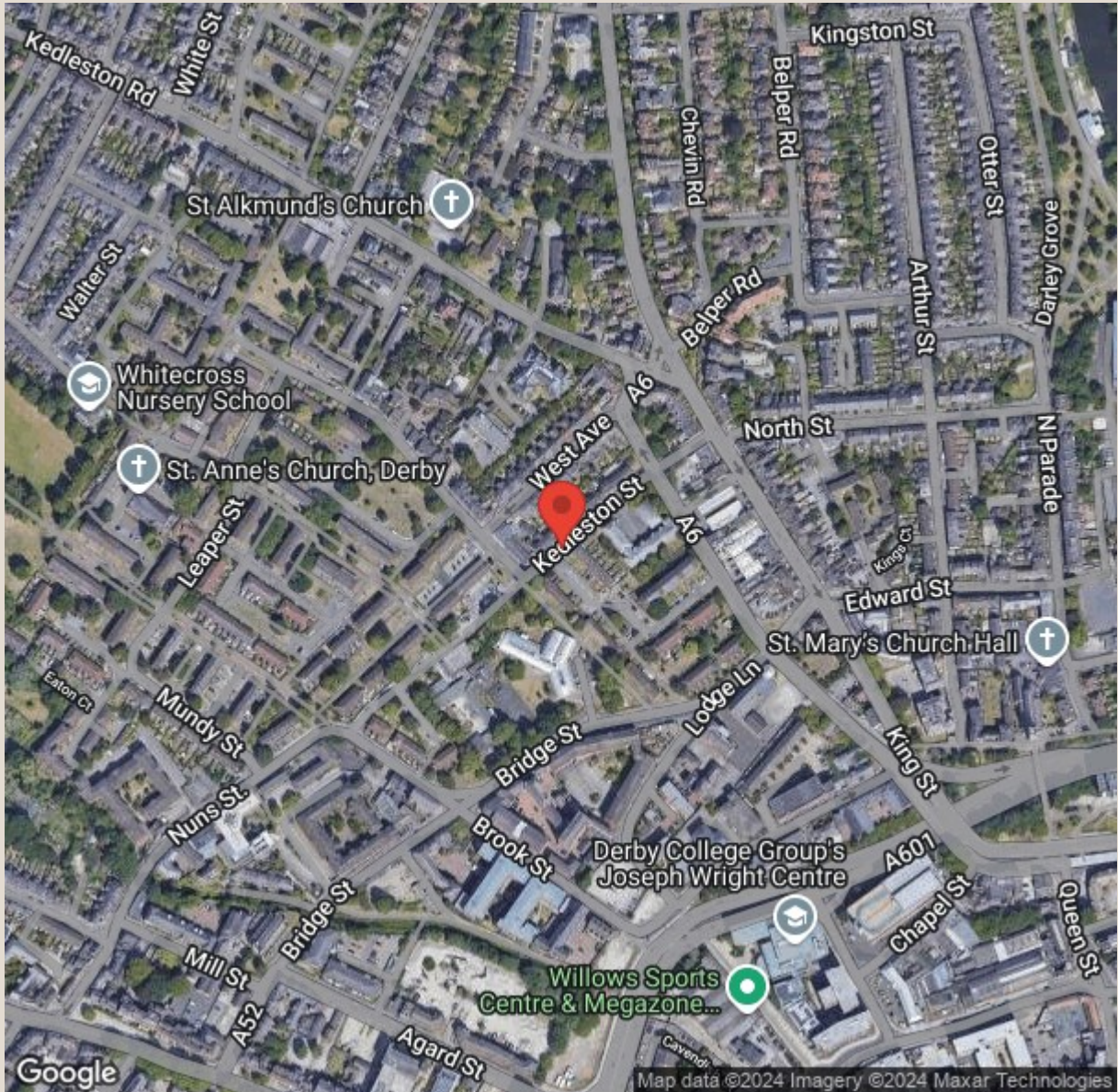
Markeaton Park and the University of Derby are easily reached from the Derby Ring Road which in turn offers access to the A38, A52 and A50 trunk roads which gives access onto the onward motorway network. There are regular bus services along Ashbourne Road to the city centre. Ashbourne and the Royal Derby Hospital are also easily reached.

## Reservation Fee & Deposit

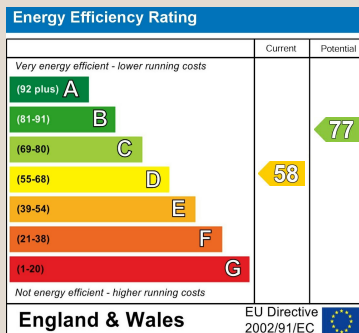
Property Reservation Fee - One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit - 5 Weeks Rent

# Area Map



## Energy Efficiency Graph



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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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