

Fox House Erasmus Drive, Derby DE1 2EH



welcome to

Fox House Erasmus Drive, Derby

Welcome to the Nightingale Quarter, a vibrant development in the heart of Derby City centre, close to the train station and amenities. This stylish new-build apartment offers two generous bedrooms with fitted wardrobes, open-plan living with appliances and two en suite bathrooms.















The Nightingale Quarter

Amenities & Resident Benefits

About The Developer

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Fox House Erasmus Drive, Derby

- Spacious New Build Apartment
- Two Double Bedrooms with Wardrobes and En Suites
- Open-Plan Living with Stylish Kitchen & Appliances
- Resident-Only Amenities Including On-Site Gym, Restaurant & Co-Working Space
- Half a Mile from the Train Station

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210,000

Welcome to the Nightingale Quarter, a vibrant development in the heart of Derby City centre. This stunning two-bed, two-bath apartment is conveniently located for Pride Park and major road links, as well as shops and cafes, just half a mile from Derby train station, making it ideal for commuters and those seeking city living.

The apartment is sold with a finished interior including carpet and LVT flooring throughout, lighting and white goods. The apartment boasts a spacious open-plan layout, flooded with natural light from the large floor-to-ceiling windows. The glossy handle less kitchen is equipped with a range of appliances including an oven, electric hob with splashback, cooker hood, microwave, dishwasher, washer/dryer and a free-standing fridge freezer. The living space is versatile and would accommodate a dining area alongside living room seating. There is a useful storage cupboard housing the water tank, offering further space for household items. The bedrooms are equally sized double rooms, complete with fitted sliding mirrored double wardrobes. Both benefit from contemporary en suite bathrooms comprising of a close-coupled toilet, vanity sink unit with storage underneath and bath with shower over. One of the bathrooms is of Jack-and-Jill design, access from the entrance hallway for convenience.

Externally, the grounds are maintained and landscaped. There is the option to purchase allocated parking in the designated resident's car park directly outside Fox House.





view this property online bagshawsresidential.co.uk/Property/DBY119293



Property Ref:

DBY119293 - 0004

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Aartington St Eraonnus og Her Cr

Please note the marker reflects the postcode not the actual property

bagshaws residential



01332 361308



 ${\tt Derby} @ {\tt bagshaws residential.co.uk} \\$



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk