



**Strutt House Erasmus Drive, Derby DE1 2DY**

**welcome to**

**Strutt House Erasmus Drive, Derby**

Two bedroom apartment in the Nightingale Quarter, close to the train station and City Centre amenities. This stylish recently-built apartment offers two generous bedrooms with fitted wardrobes, open-plan living with appliances and two en suite bathrooms.





**Entrance Hallway**

**Kitchen Living Room**

22' 6" x 14' 7" widest point ( 6.86m x 4.45m widest point )

**Bedroom One**

14' 7" longest point x 8' 8" ( 4.45m longest point x 2.64m )

**En Suite Bathroom**

**Bedroom Two**

14' 7" x 8' 8" ( 4.45m x 2.64m )

**En Suite Bathroom**

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](http://www.focalagent.com)

welcome to

## Strutt House Erasmus Drive, Derby

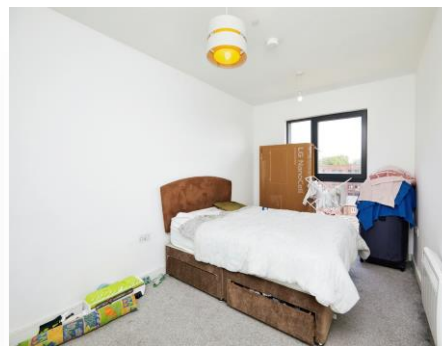
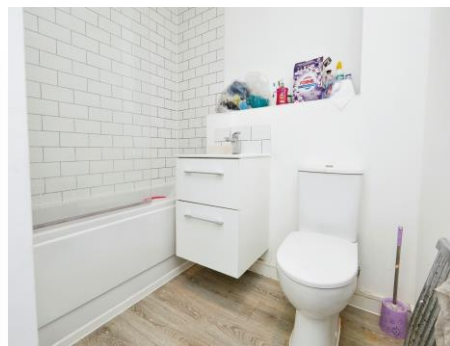
- Two Double-Bedroom Bedroom Apartment
- Two Ensuite Bathrooms
- Fitted Kitchen with Appliances
- No Onward Chain
- Council Tax Band B

Tenure: Leasehold EPC Rating: B

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.

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119529 - 0002

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This recently built two bedroom apartment offers modern and contemporary living, whilst situated in the heart of Derby City Centre within this recently developed Nightingale Quarter. This location offers excellent proximity to the city centre and train station, with on-site amenities for residents to enjoy including a cafe & restaurant, on-site gym and co-working space. The property benefits from its new-build warranties, as well as coming fully finished with appliances, high-quality flooring and lighting, making it an ideal first time buy or investment opportunity.

The apartment boasts a spacious open-plan layout with large floor-to-ceiling windows. The glossy handleless 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 similar in size, one is complete with fitted sliding mirrored double wardrobe and both bedrooms 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 communal grounds are landscaped and maintained.



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