



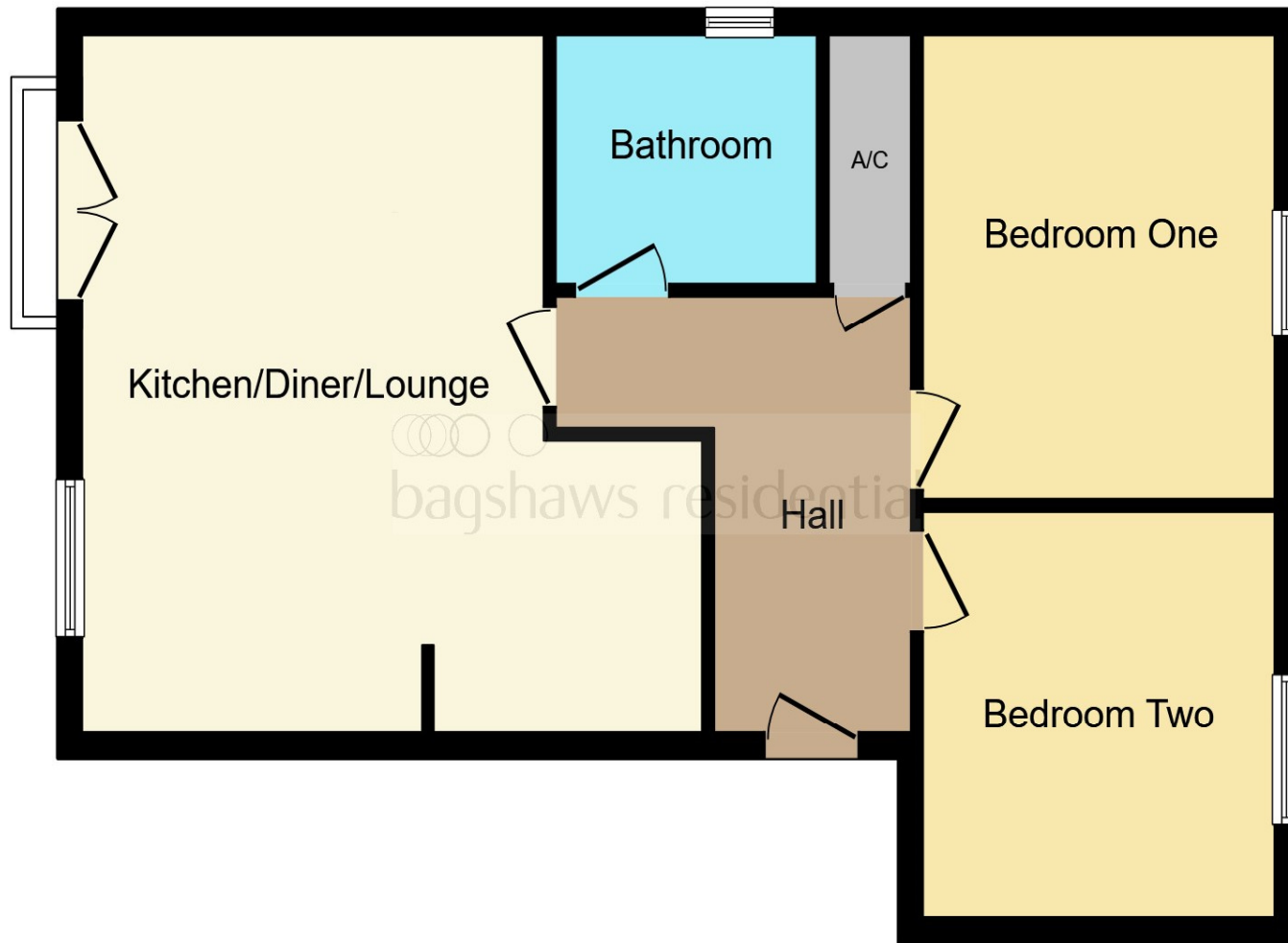
**Highfields Park Drive, Derby DE22 1JU**

welcome to

## Highfields Park Drive, Derby

Experience stylish, modern living in this beautifully designed two bedroom flat on Highfields Park Drive - a perfect blend of comfort, convenience, and a contemporary flair.





**Kitchen/ Diner/ Lounge**

18' 3" x 17' 3" ( 5.56m x 5.26m )

**Hall**

11' 4" x 9' 9" ( 3.45m x 2.97m )

**Bedroom 1**

12' 1" x 9' 8" ( 3.68m x 2.95m )

**Bedroom 2**

10' 5" x 9' 8" ( 3.17m x 2.95m )

**Bathroom**

7' 3" x 6' 5" ( 2.21m x 1.96m )

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)

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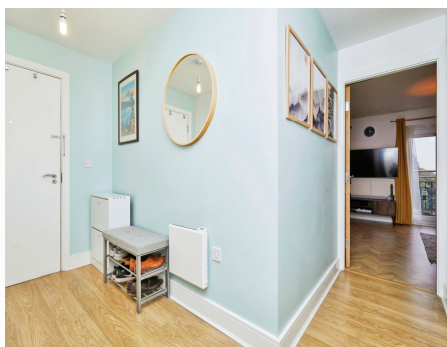
- Welcoming hallway leading to spacious interiors
- Two double bedrooms
- Modern three-piece bathroom
- Open-plan kitchen/ lounge/ diner
- Private Juliet balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£140,000**



Discover modern living in this charming top floor two-bedroom flat on Highfields Park Drive, Derby. Upon entry, a welcoming hallway leads you to two spacious double bedrooms on the left, perfect for a restful retreat. Straight ahead, a stylish three-piece bathroom awaits. To the right, the open-plan kitchen/ lounge/ diner is a versatile space ideal for relaxing and entertaining. This room opens up to a private Juliet balcony, offering a perfect spot for enjoying fresh air and views over the surrounding area.

Situated in a sought-after area, Highfields Park Drive is known for its peaceful yet connected environment. With local shops, cafes, and restaurants nearby, daily essentials are easily accessible. For nature lovers, the area offers plenty of green spaces and parks, making it a popular choice for both professionals and families. Commuters will appreciate excellent transport links to Derby city centre and surrounding areas, making this home as convenient as it is comfortable.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119381 - 0003

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