



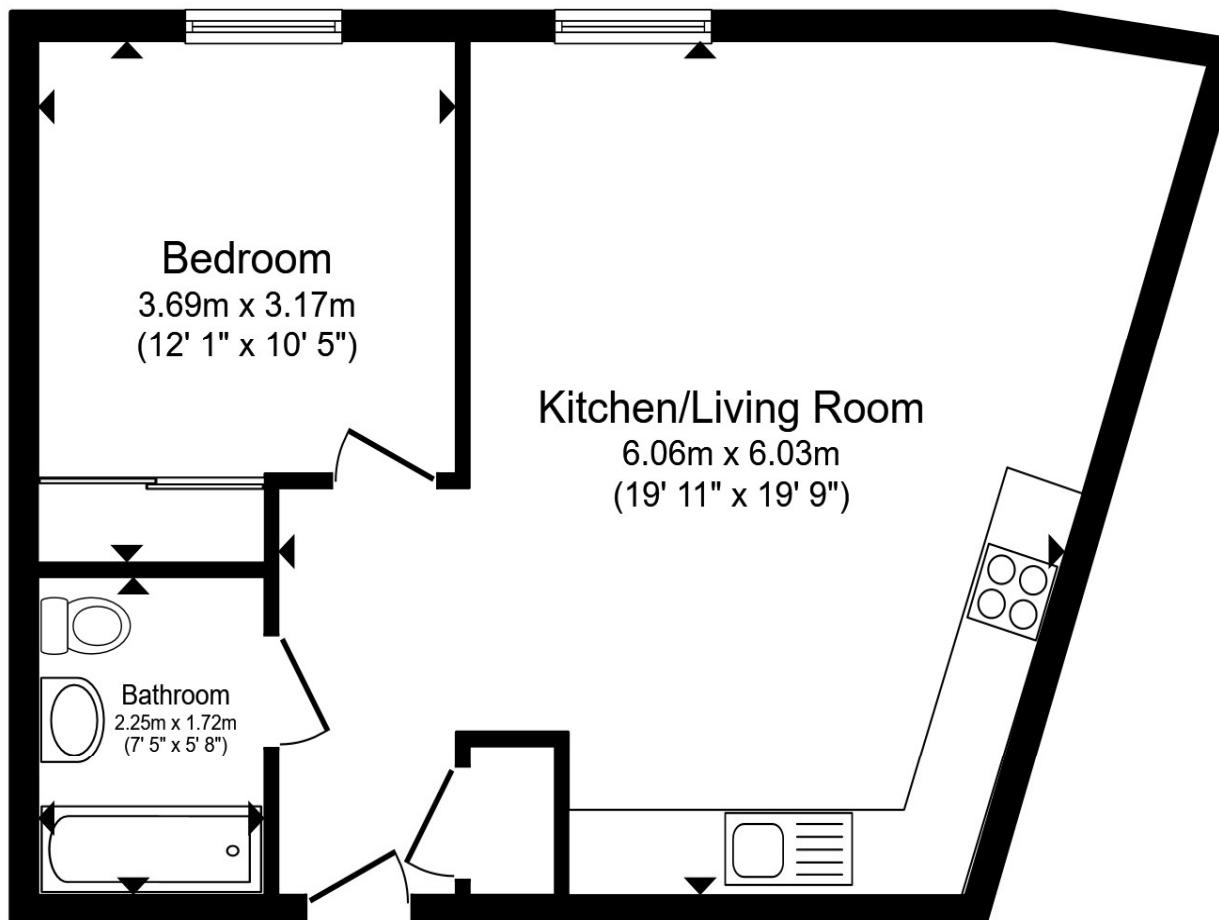
Fox House, Erasmus Drive, Derby, DE1 2EH

welcome to

Fox House, Erasmus Drive, Derby

A beautifully finished 1-bedroom apartment in a Derby city centre location, offering modern open-plan living, a fully fitted kitchen, stylish décor, and allocated parking. A turnkey home ideal for professionals and investors.





Total floor area 48.1 m² (517 sq.ft.) approx

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.propertybox.io

Kitchen/Living Room

19' 11" MAX x 19' 9" MAX (6.07m MAX x 6.02m MAX)

Bedroom

12' 1" MAX x 10' 5" MAX (3.68m MAX x 3.17m MAX)

Bathroom

7' 5" MAX x 5' 8" MAX (2.26m MAX x 1.73m MAX)

welcome to Fox House, Erasmus Drive, Derby

- Premium 1-bed apartment in a quiet Derby city centre location
- Spacious open-plan living/dining area with large windows
- Brand-new fully fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobe and soft carpeting
- Contemporary family bathroom with over-bath shower

Tenure: Leasehold EPC Rating: B

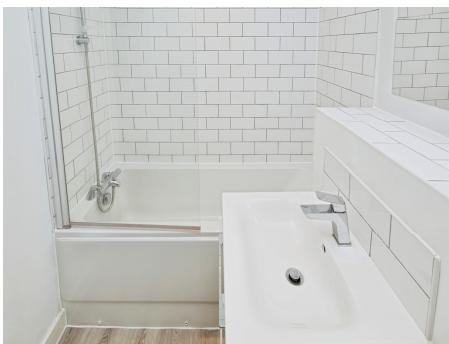
Council Tax Band: A Service Charge: 1135.17

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Introducing an exceptional one-bedroom apartment positioned in one of Derby city centre's most desirable pockets. This contemporary home has been thoughtfully designed to offer both comfort and style, making it an outstanding choice for first-time buyers, professionals, or investors seeking a high-quality, low-maintenance property. The apartment features a bright and spacious open-plan living and dining area, enhanced by large windows that invite natural light throughout the day. The adjoining fully fitted kitchen is brand new, complete with integrated appliances and sleek cabinetry, creating a refined and practical space for cooking and entertaining. The double bedroom offers a calm retreat with a fitted wardrobe and soft carpeting, while the modern family bathroom includes an over-bath shower and elegant contemporary finishes, giving the home a premium feel. The property also benefits from allocated parking, adding convenience to city-centre living.

Set within a central Derby location, residents enjoy immediate access to the city's vibrant amenities, including bustling shops, cafés, schools, and excellent transport links. Major routes such as the A50, M1, and A38 are within easy reach, making this an ideal base for commuters.



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



Property Ref:
DBY121408 - 0002

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