



2 Bed Flat/Apartment

Suede House 33
Castleward Boulevard
Derby
DE1 2EY

£925 PCM

Fletcher
& Company

Suede House 33 Castleward Boulevard Derby DE1 2EY



- AVAILABLE EARLY JULY 2025
- TWO DOUBLE BEDROOMS - EN-SUITE TO MASER AND A FAMILY BATHROOM
- INTEGRATED FRIDGE/FREEZER
- COUNCIL TAX A, EPC B RATED.
- BLINDS TO BE SUPPLIED FOR ALL WINDOWS
- WASHING MACHINE AND DRYER INCLUDED
- CITY CENTRE LIVING - CLOSE TO THE BUS STATION AND RAILWAY
- MOMENTS WALK FROM DERBY CITY CENTRE
- LOCAL AMENITIES WITH MOMENTS FROM THE APARTMENT
- AMAZING ROAD/TRAVEL LINKS

A superb 2 Double Bedroom 2 Bath apartment, which is neutrally decorated throughout.

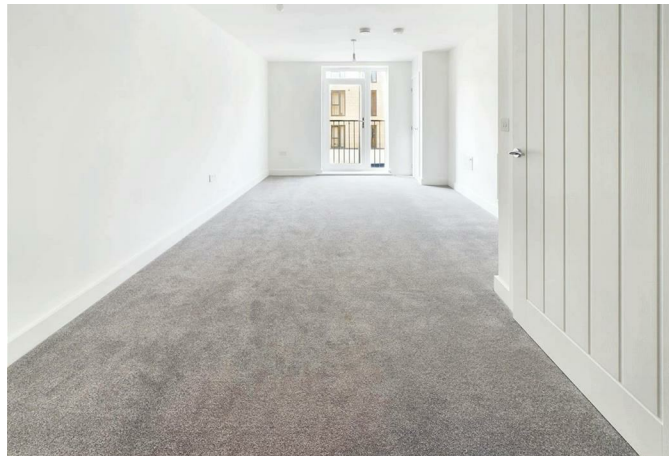
Introducing a stunning second floor apartment in this new development, boasting modern living in a highly desirable location. This unfurnished property features two spacious bedrooms, offering ample space and comfort.

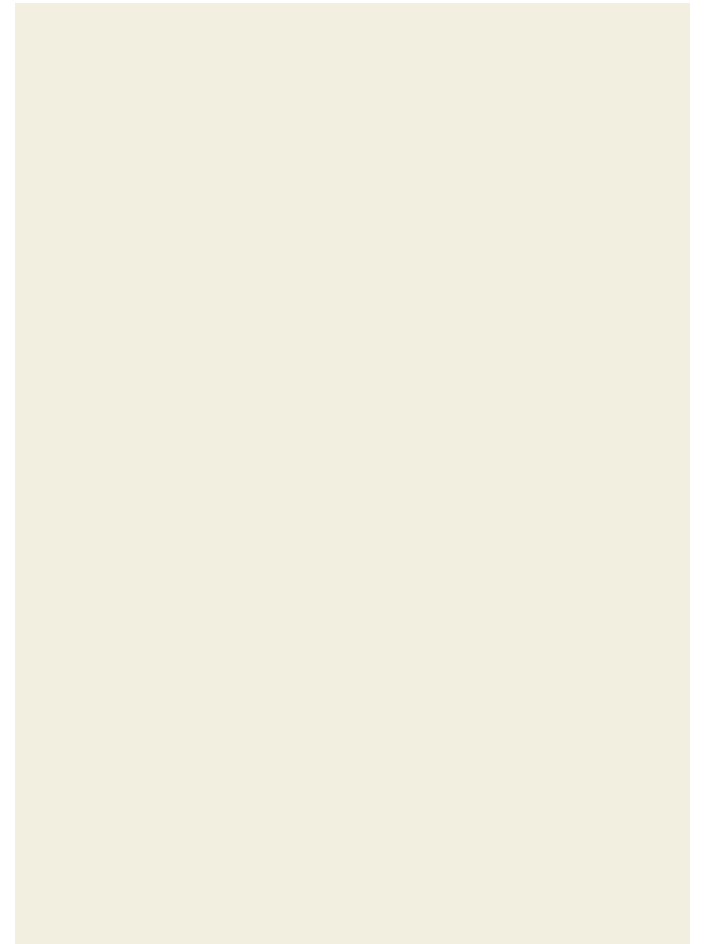
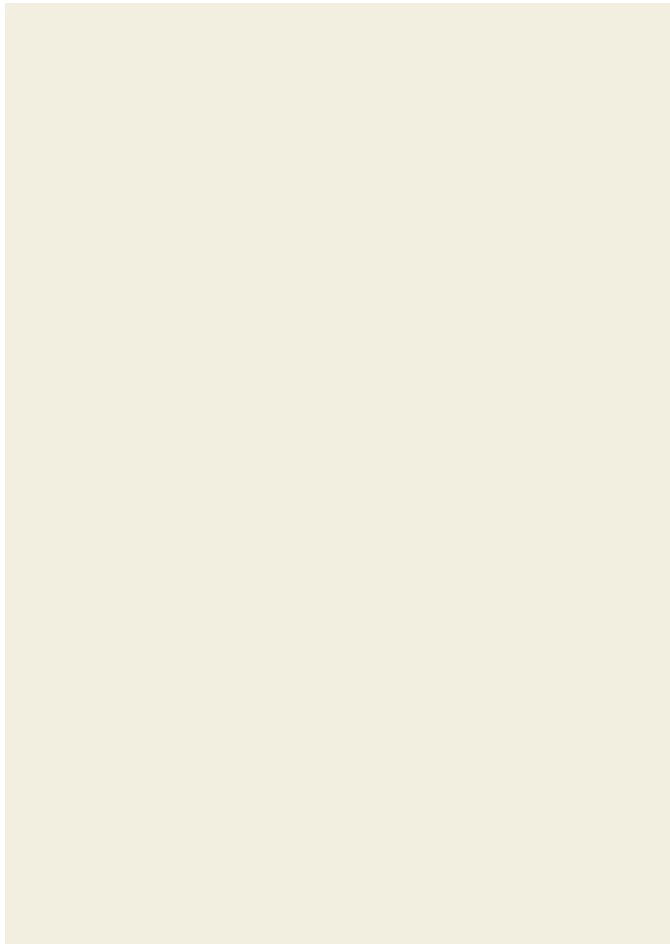
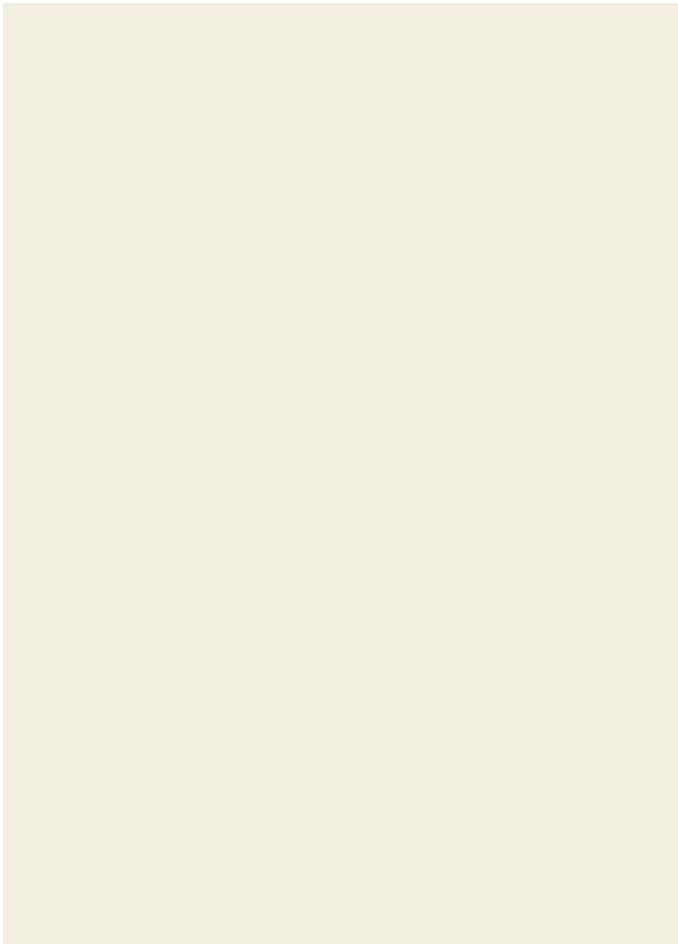
The open-plan living area is perfect for entertaining guests or unwinding after a long day. The kitchen is fitted with top-of-the-line appliances, ensuring a seamless cooking experience. The kitchen benefits further from integrated fridge and freezer. Washing machine and dryer are included with the property and fit wonderfully well in the large storage cupboard. The property also benefits from having tastefully fitted blinds at all windows within this apartment.

There is a beautiful communal garden that offers partial views of the city, as well as access to a secure bike shed.

Located in a sought-after area, residents will enjoy easy access to local amenities, including shops, restaurants, and leisure facilities. Excellent transport links are also within close proximity, making commuting a breeze.

Council Tax A, EPC - B. Available Immediately. Short and Long Term Lets Available. Permit parking is available locally.

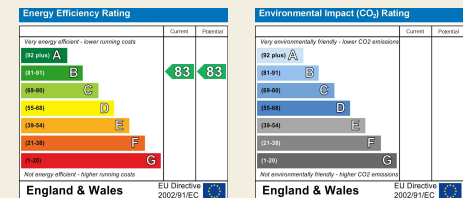
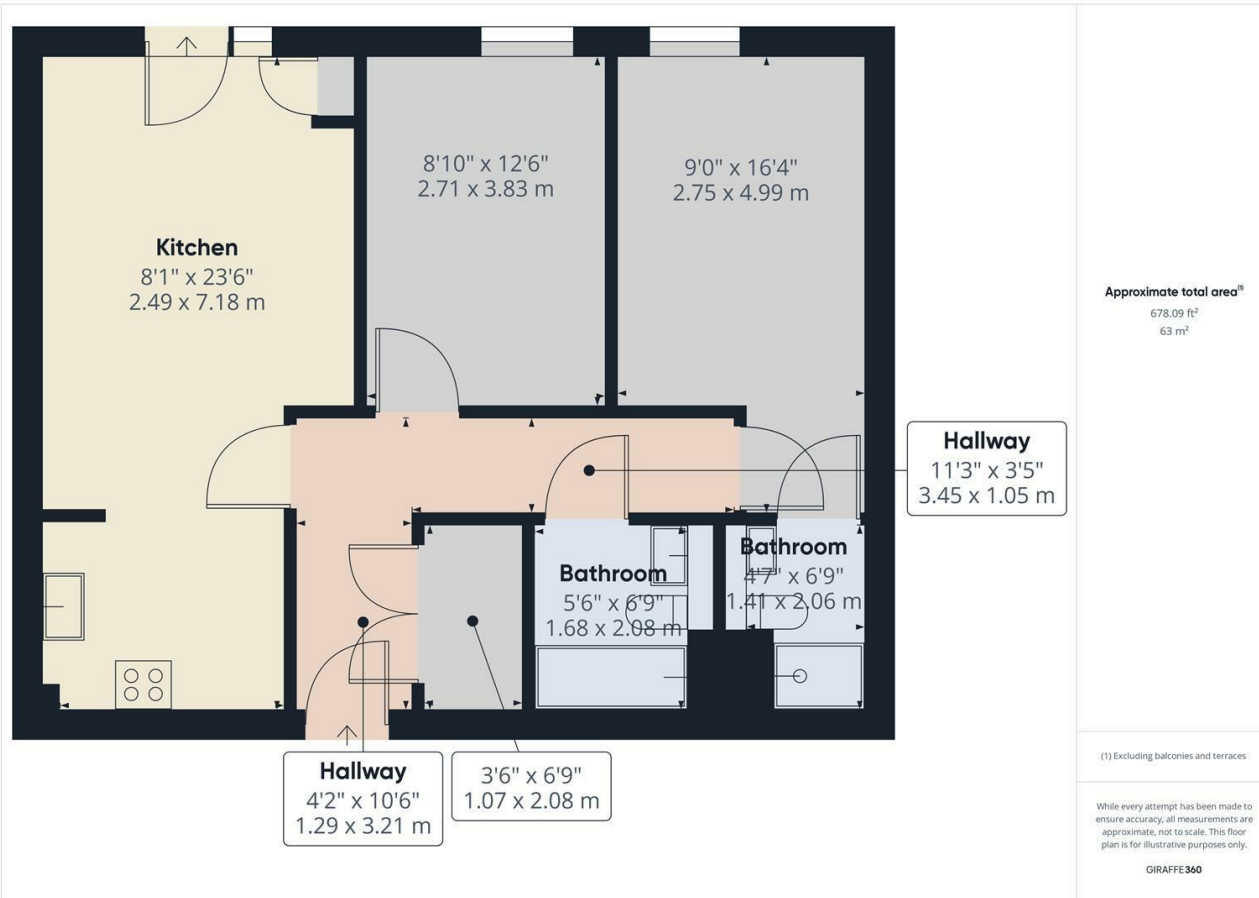




Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
 www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
 & Company