



2 Bed Flat/Apartment

164 Magnus Court
Derby
DE21 4TR

£850 Per Calendar Month

Fletcher
& Company

164 Magnus Court Derby DE21 4TR



• AVAILABLE IMMEDIATELY • THE RENT IS £800 PER MONTH MONTH UNTIL APRIL 2026 (INCLUSIVE) AND THEN £850 PER MONTH • COMES WITH WASHING MACHINE AND FRIDGE FREEZER WITH AN OPTION TO HAVE A SETTEE AND WARDROBE • AVAILABLE LONG TERM • SECOND FLOOR APARTMENT AT THE BACK OF THE COMPLEX • AMAZING AND SECURE LOCATION • CLOSE TO DERBY CITY CENTRE • CLOSE TO AMENITIES AND TRANSPORT LINKS • EPC AND COUNCIL TAX BAND B • VIEWINGS ARE AVAILABLE IMMEDIATELY

AVAILABLE IMMEDIATELY + RENT ONLY £800 PER MONTH UNTIL APRIL 2026!

An immaculately presented two bedroomed second floor apartment located in the popular residential area of Chester Green. Magnus Court is a highly sought after residential location within the heart of the city and is a short stroll from Darley Fields and Darley Park which offers a superb recreational space alongside Riverside walks.

The flat itself benefits from being light and airy throughout with a modern open plan style lounge kitchen (complete with washing machine and fridge/freezer) and boasting a Juliette balcony, two double bedrooms and a main bathroom including a white three piece suite.

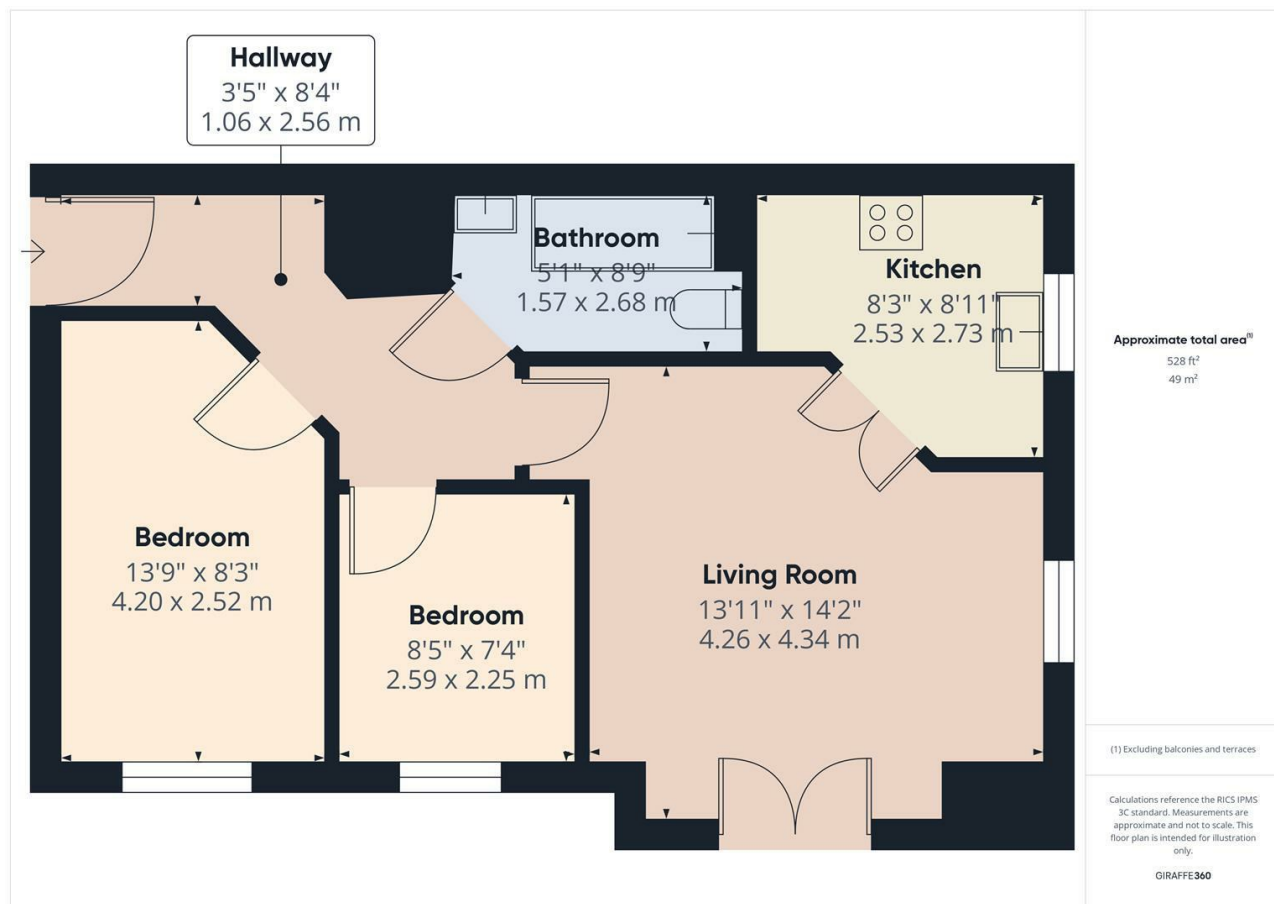
The can come with a settee and wardrobe if required, please enquire with the branch.

Viewings available immediately and the property is available on a long term basis.

Outside; allocated parking close to the apartment for one vehicle. There is additional parking near-by as well.



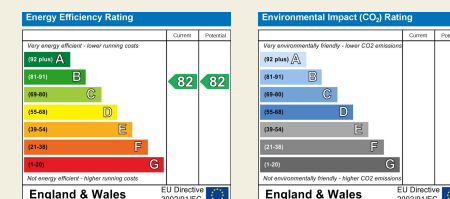




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

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**