



## 2 Bed Apartment

Apartment 80, Fox House 2 Erasmus Drive, Derby, DE1 2EL

£875 Per Calendar Month

Approx 595.00 sq ft

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- Available Now
- Corner Plot
- Deposit Replacement Option Available
- Luxury Fitted Wardrobes
- Brand New Apartment
- Fully Equipped Kitchen
- 360 Virtual Tour On This Listing!
- Ground Floor Apartment

Deposit Replacement Options Available.

Ready for an abundance of light? This apartment is on a corner plot.

Enjoy the sunlight for longer as this bright and airy apartment is on a corner plot

Benefit from a fully fitted kitchen complete with modern appliances, making meal preparation a breeze. The property is ready to move in now, so you can start enjoying your new home right away without any delays.

One of the unique features of this apartment is the additional co-working space available exclusively for Fox House residents. Whether you work from home or simply need a quiet place to focus, this amenity provides the perfect solution.

To truly appreciate the layout and design of this apartment, be sure to check out the 360 Virtual Tour available with this listing. It's a great way to get a feel for the space and envision how you can make it your own.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Erasmus Drive.

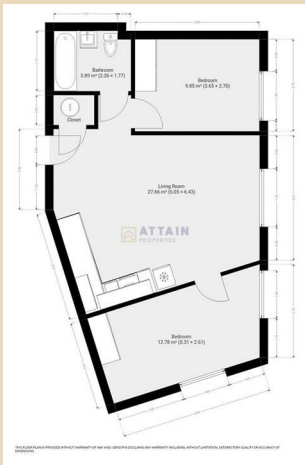
Please note there is no parking available on site.

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 Attain Properties Limited 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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