



 **ATTAIN**  
PROPERTIES



## 2 Bed Apartment

**Flat 4, 429 Burton Road, Littleover, Derby, DE23 6FL**

**£900 Per Calendar Month**

**Approx 500.00 sq ft**

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 **ATTAIN**  
PROPERTIES

[attain-properties.co.uk](http://attain-properties.co.uk)

- Littleover Village
- Close to Royal Derby Hospital
- First floor apartment
- Deposit Replacement Option
- Free parking
- Suitable for company let
- Council Tax Band B/ EPC D

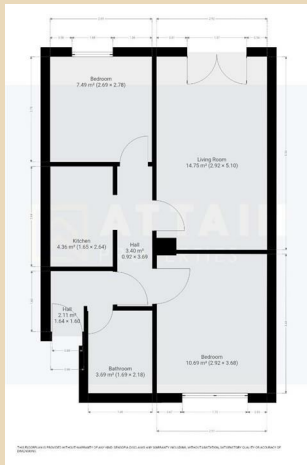
Charming First floor apartment, private access road, allocated parking, close to A38, Royal Derby Hospital. Suitable for company let or AST, furniture can be purchased from the current tenant for £750.

Viewings are encouraged





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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>63</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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