



 **ATTAIN**
PROPERTIES



2 Bed Apartment

Apartment 32, Darwin House Sylvester Close, Derby, DE1 2BG

£1,100 Per Calendar Month

Approx 678.13 sq ft



- Single Allocated Parking Space Included
- Located Next To Florence Nightingale Hospital
- Luxury Fully Fitted Kitchen
- All High Speed Fibre Network Ready
- High Energy Efficiency Home
- Stylish Fitted Wardrobes
- Deposit Replacement Option Available

Looking for a Darwin House apartment with Parking?

Located in Nightingale Quarter next to the hospital you are only a short walk away from the city centre.

This stunning space boasts a modern and elegant design with a focus on comfort and style. The highlight of this apartment is its fully fitted kitchen, equipped with top-of-the-line appliances and sleek cabinetry, making it a dream for any home chef. The kitchen is not only functional but also aesthetically pleasing, offering an inviting and stylish atmosphere for cooking and dining.

In addition to the exquisite kitchen, the apartment features stylish wardrobes in each bedroom, providing ample storage while adding a touch of sophistication to the living spaces. With attention to detail and a commitment to quality, this new build apartment is the perfect place to call home for those seeking a blend of luxury and convenience. Don't miss the opportunity to experience a contemporary and comfortable lifestyle in this exceptional rental property!

Want even more reasons to get in early?

Located on the 18.5-acre site, Nightingale Quarter will include nearly six acres of green open space, cycle paths, an outdoor children's play area, and an outdoor gym for the community to use and enjoy.

Pepper Pot South, which is currently being utilised as the site sales centre, will be transformed into a community gym.

Pepper Pot North will become the hub of the community with a café and eatery at its heart.

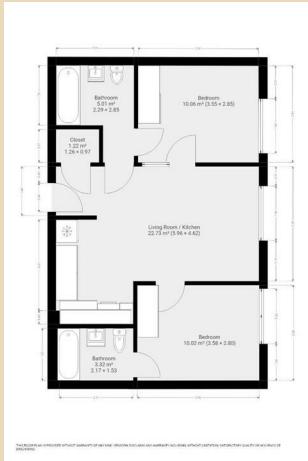
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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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