



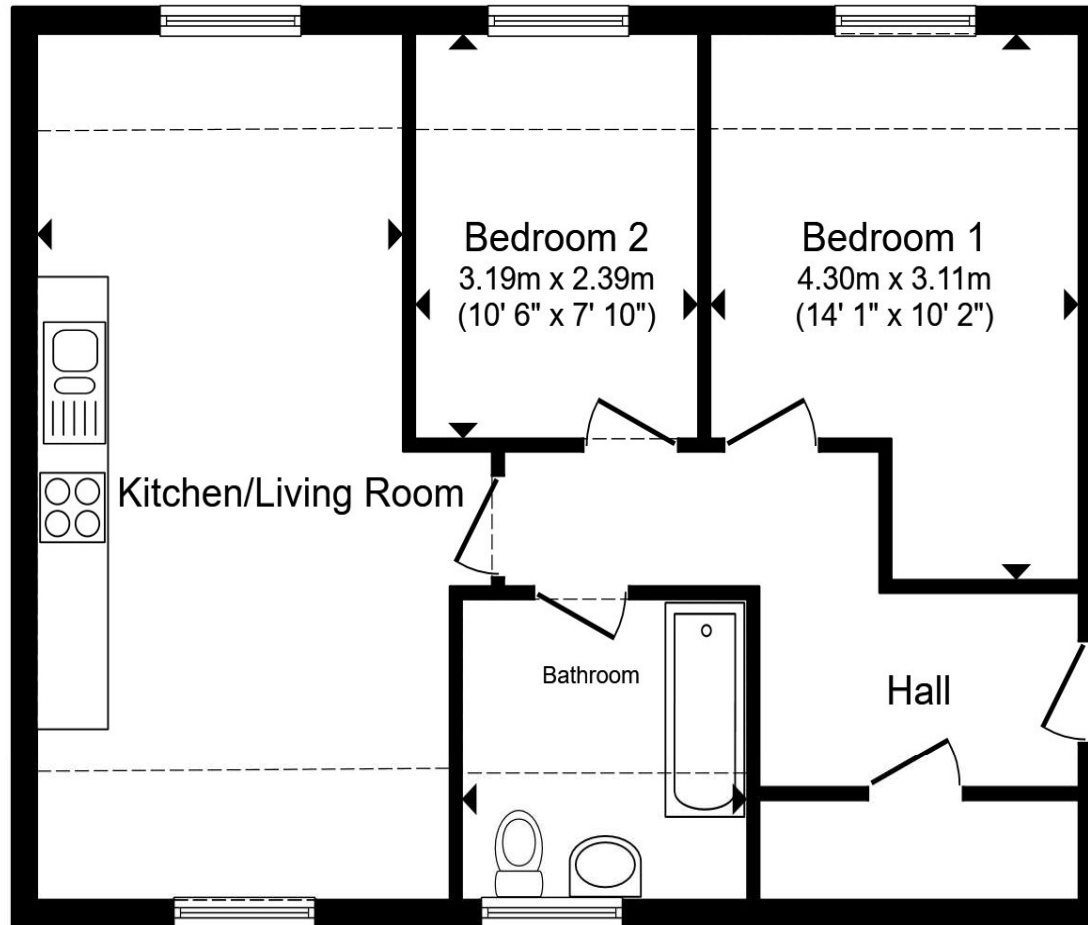
Nathaniel Drive, Derby DE22 2JT

welcome to

Nathaniel Drive, Derby

A well-presented two bedroom, top floor apartment located on Nathaniel Drive in the sought-after area of Allestree. Offering allocated parking, generous storage and an open-plan living space, this home is ideal for professionals or couples.





Agent Note

Kitchen/ Living Room

21' 1" x 12' 7" + RECESS (6.43m x 3.84m + RECESS)

Bedroom 1

14' 1" INTO RECESS x 10' 2" (4.29m INTO RECESS x 3.10m)

Bedroom 2

10' 6" x 7' 10" (3.20m x 2.39m)

Bathroom

Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Nathaniel Drive, Derby

- Top floor two bedroom apartment
- Two spacious double bedrooms
- Open-plan kitchen and living area
- Two storage cupboards off the hallway
- Allocated parking space

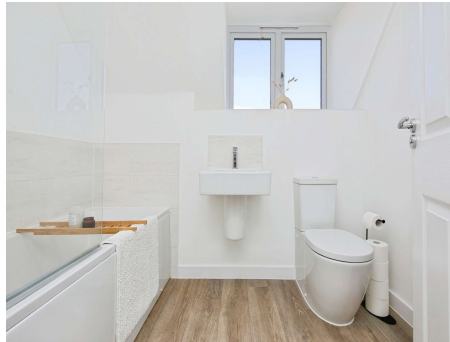
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1130.70

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121923 - 0003

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Situated on the top floor of a modern development on Nathaniel Drive, this attractive two bedroom apartment offers light-filled accommodation and a practical layout in the popular suburb of Allestree.

The property is accessed via a communal entrance leading to a private hallway. Upon entry, the hallway provides access to two useful storage cupboards, ideal for coats, household items and general storage. To the right-hand side are two well-proportioned double bedrooms, both offering ample space for bedroom furniture and benefiting from a quiet position within the building.

To the left of the hallway is a contemporary three-piece bathroom, fitted with a bath and shower over, wash hand basin and WC. Positioned to the rear of the apartment is the open-plan kitchen and living area, creating a bright and sociable space ideal for both everyday living and entertaining. The kitchen is well-equipped with ample storage and worktop space, flowing seamlessly into the living area, which benefits from elevated top floor views.

Externally, the apartment further benefits from allocated parking, adding convenience and security. With its desirable location, thoughtful layout and modern finish, this apartment would make an excellent home or investment opportunity.



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