



CURRAN  
BIRDS  
+ CO

Magnus Court  
Chester Green, Derby  
£950 Per month

MAGNUS  
COURT



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



AVAILABLE NOW - A beautifully presented modern and furnished two bedroom second floor apartment, occupying this most convenient location on the edge of Chester Green, just a short walk away from Derby City Centre, Darley Fields and the beautiful Darley Park. Ideal for a young professional or a professional couple.

The property offers modern living and features, communal entrance hallway with intercom entry system. The apartment is located on the second floor and has entrance hallway, superb open plan living kitchen, two bedrooms and bathroom. The primary bedroom also has the benefit of an en-suite shower room. The property also benefits from an allocated parking space.









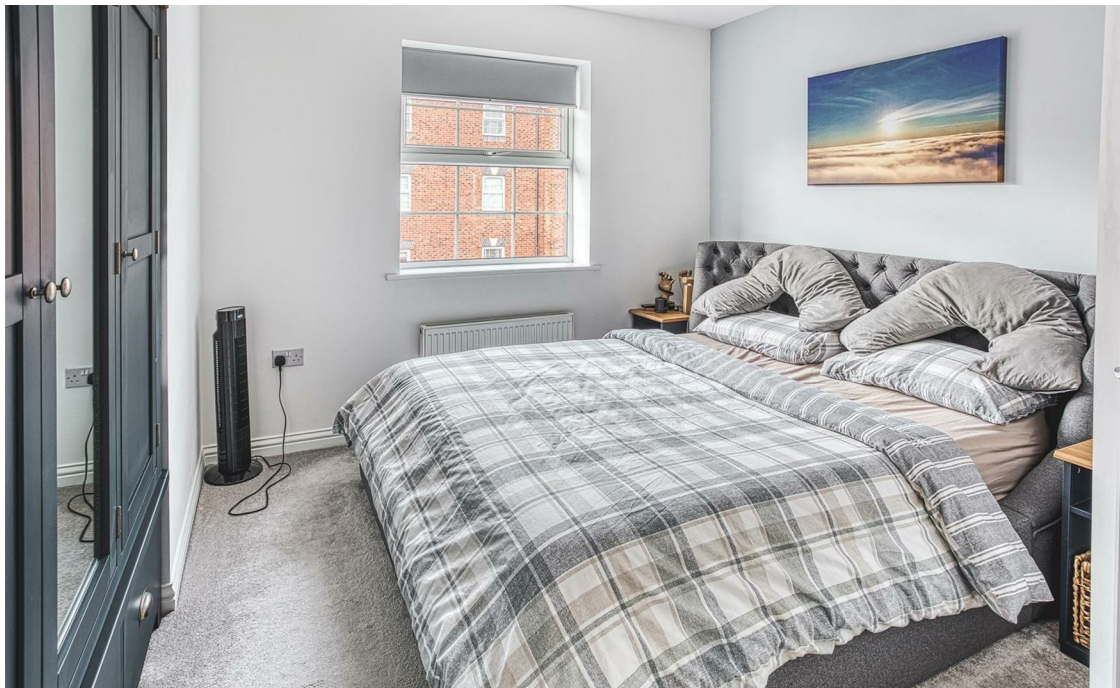
### The Detail

The apartment is accessed via a well-maintained communal entrance hallway with secure intercom entry, with stairs leading to the second floor.

A panelled entrance door opens into a welcoming private hallway, finished with distinctive herringbone-style flooring and a useful built-in cloaks cupboard. The spacious open plan living and dining area offers generous proportions, enhanced by recessed LED lighting and French doors with a Juliet-style balcony, allowing natural light to flow through the space. The open plan kitchen is fitted with oak-fronted wall and base units, granite-effect work surfaces and a range of integrated appliances and there is also a washing machine and tall fridge freezer to be included within the let.

The primary bedroom enjoys a rear aspect and benefits from a contemporary en suite shower room with a white three-piece suite and quality finishes. A second bedroom offers flexibility for guests or home working. Completing the accommodation is a modern family bathroom with complementary tiling, LED lighting and a mains-fed shower over the bath.

The property benefits from an allocated parking space.











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## The Location

The property is located in the highly sought after Chester Green, which is a noted conservation area of Derby located a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.





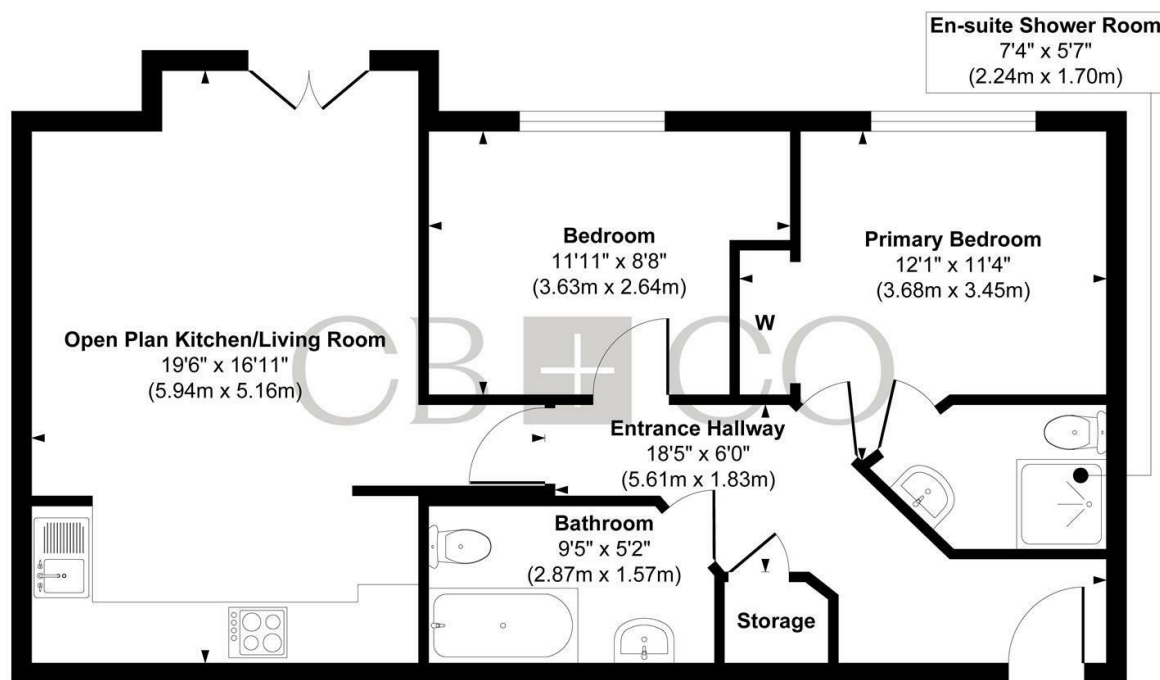








**Apartment 25 Magnus Court, Chester Green, Derby**



**Floor Plan**

**Approx. Gross Internal Floor Area 636 sq. ft / 59.08 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The *Particulars*

- Stylish Two Bedroom - Top Floor Apartment
- Sought after Location on the edge of Darley Fields
- Ideal for Young Professional or Couple
- Gas Central Heating & Double Glazing
- Communal Entrance Hall with Intercom Entry
- Entrance Hallway, Open Plan Living Kitchen
- Two Double Bedrooms & Bathroom
- Primary Bedroom with En-Suite Shower Room
- Easy Access to Derby City Centre & Darley Abbey Village
- Available Now - Furnished

### *Size*

Approx 636.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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