

Apartment 1, The Brambles The  
Brambles, Heath Avenue,  
Littleover, Derby

CURRAN  
BIRDS  
 CO



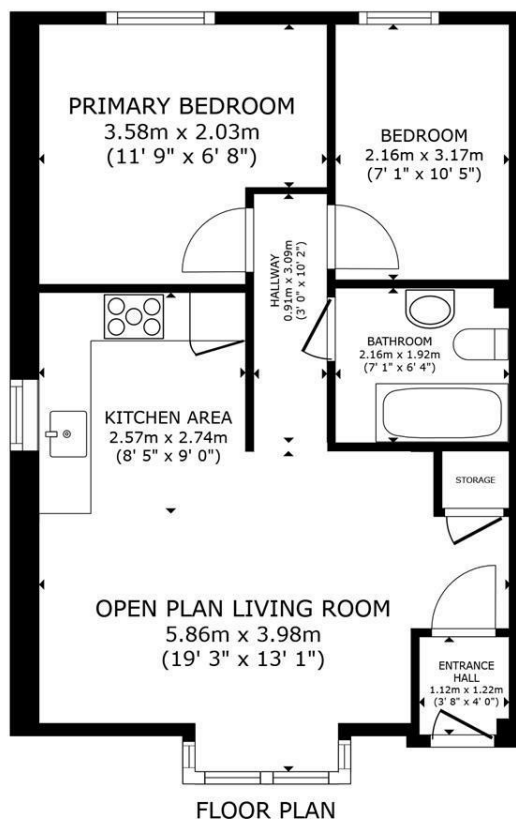
## Apartment 1, The Brambles The Brambles, Heath Avenue, £950 Per month

The Brambles offers a well-presented two double bedroom ground floor apartment, ideally positioned in the centre of Littleover Village. Available immediately on a part-furnished basis, this property is well suited to young professionals or those seeking low-maintenance living close to local amenities. The apartment benefits from gas central heating, uPVC double glazing, an independent private entrance, and an allocated parking space to the rear. Inside, the accommodation includes an open-plan living and dining kitchen, two double bedrooms, and a bathroom with a modern white suite. Shops, cafes, and bus services are within easy walking distance, and the property provides excellent access to the Royal Derby Hospital, Rolls-Royce, and Derby City Centre.

# Features

- Modern Two Double Bedroom Ground Floor Apartment
- Spacious Open Plan Living And Dining Kitchen
- Two Well-Proportioned Double Bedrooms
- Allocated Parking Space To The Rear
- Located In The Heart Of Littleover Village
- Private Independent Entrance
- Fitted Kitchen With Integrated Appliances
- Contemporary Bathroom With L-Shaped Bath And Shower
- Available From June 12th On A Part-Furnished Basis
- Close To Shops, Royal Derby Hospital And Excellent Transport Links

## Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 52.1 m<sup>2</sup> (561 sq.ft.)  
TOTAL : 52.1 m<sup>2</sup> (561 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# The Property

## The Detail

The apartment is accessed via a private entrance hallway with an oak door leading to the open-plan living and dining kitchen. The living area is bright and spacious with a box bay window to the front. The kitchen is fitted with light oak effect units, black granite work surfaces, an undermounted stainless steel sink, integrated electric oven, gas hob with extractor, and a tall fridge freezer.

There is also space for a slimline dishwasher, and the area is finished with ceramic tiled flooring and recessed LED lighting. An internal hallway leads to two well-proportioned double bedrooms, both overlooking the rear of the property. The bathroom is fitted with a white three-piece suite including an L-shaped bath with shower over, low level WC, pedestal wash basin, heated towel rail, ceramic tiling, and extractor fan. The apartment includes an allocated parking space at the rear and is available on a part-furnished basis.

## The Location

The Brambles is positioned in the centre of Littleover Village, just a short walk from a range of local shops and services. Nearby amenities include a Co-op supermarket, Zangfish fish and chips, local cafes, independent shops, and public houses. The Royal Derby Hospital is within walking distance, and regular bus routes provide easy access into Derby City Centre.

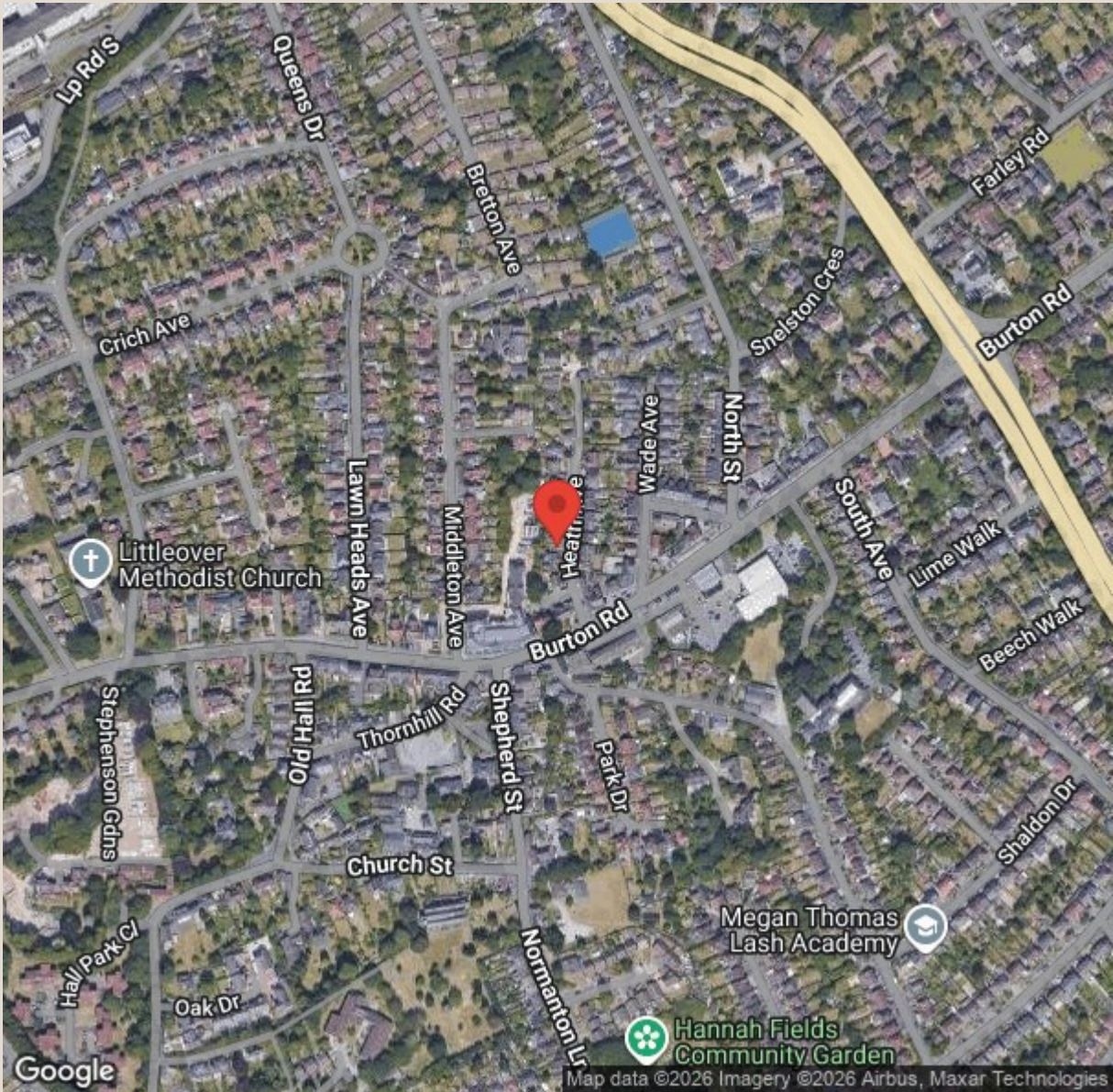
The property is well placed for schooling, falling within the catchment area for Wren Park Primary School and Littleover Community School, with private schooling available nearby at Derby High School and Derby Grammar School. Excellent transport links include close access to the A38 and A50, connecting to the M1 and the wider road network.

## Reservation Fee & Deposit

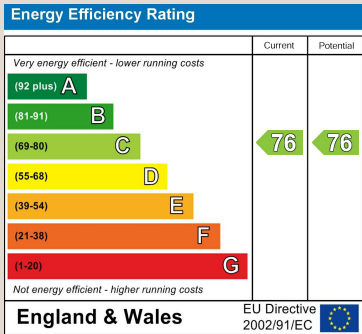
A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

Area Map



Energy Efficiency Graph



Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

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