



2 Bed Flat/Apartment

44A Agard Street
Derby
DE1 1DZ

£875 Per Calendar Month

Fletcher
& Company

44A Agard Street
Derby
DE1 1DZ



- An Amazing Two Bedroom Stylish & Contemporary Apartment
- Allocated Car Parking Space Set Back From The Road
- Council Tax A Band
- Outstanding Location
- Recently Fitted Kitchen & Bathroom
- Open Plan Kitchen / Living Area
- Exceptional Communal Areas With Secure Entry
- Walking Distance To Derby City And All That Offers
- Viewing Is A Must
- Immaculate Property

The Studio Apartments, Agard Street - Stylish, Contemporary and Available.

This efficiently designed apartment building is arranged over three floors, with one apartment per level. Each property benefits from its own private entrance hallway leading to a bright open-plan kitchen / living area, the kitchen is fully equipped with an oven, hob, extractor fan, washing machine, and fridge freezer. There are two well-proportioned bedrooms and a contemporary shower room in each apartment.

The apartments are double glazed throughout and heated via traditional radiators which are powered by a modern electric boiler.

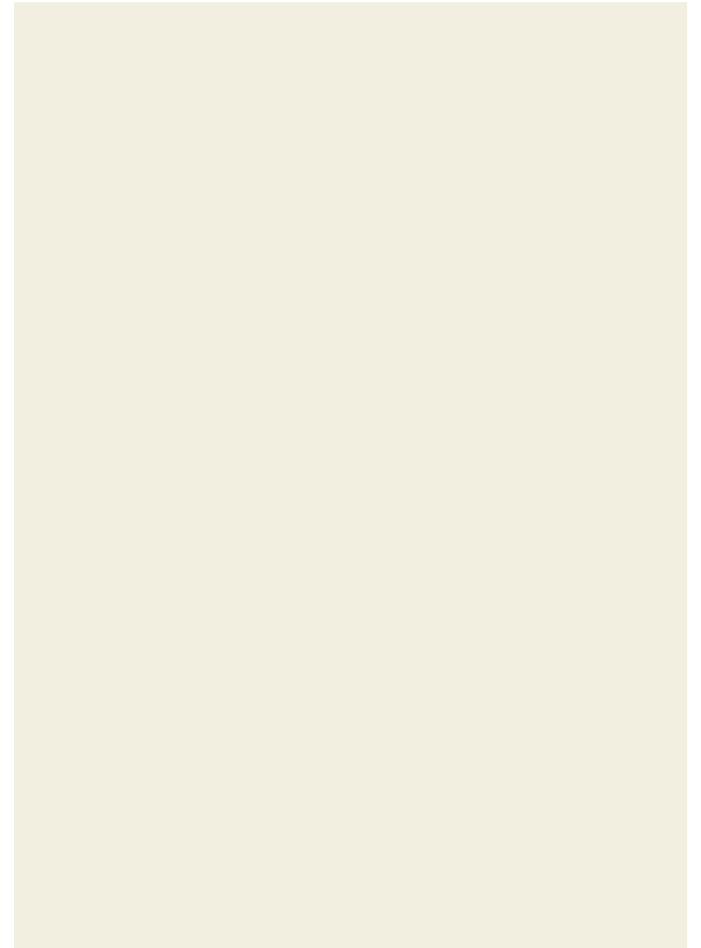
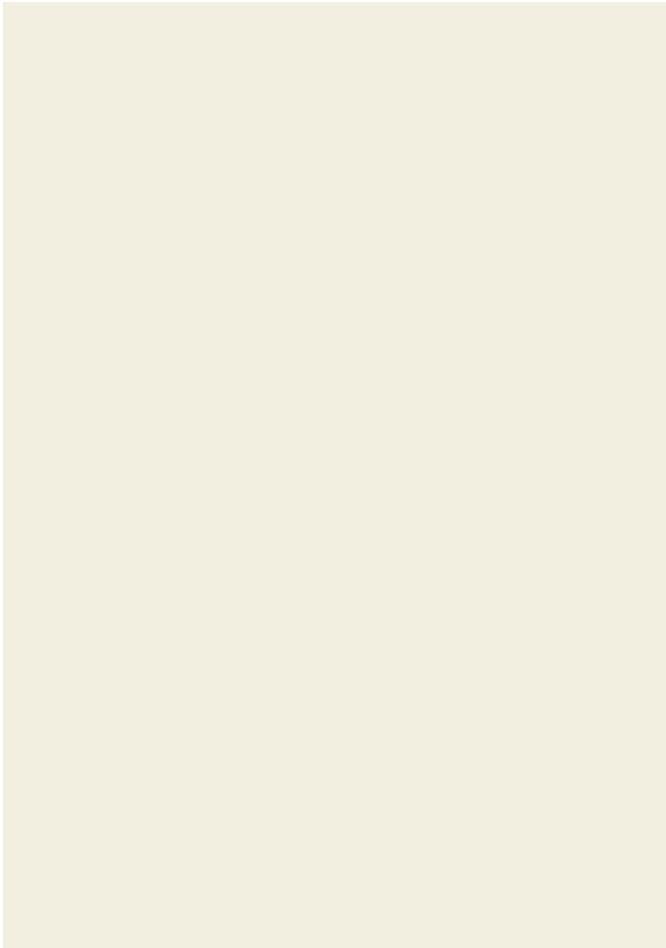
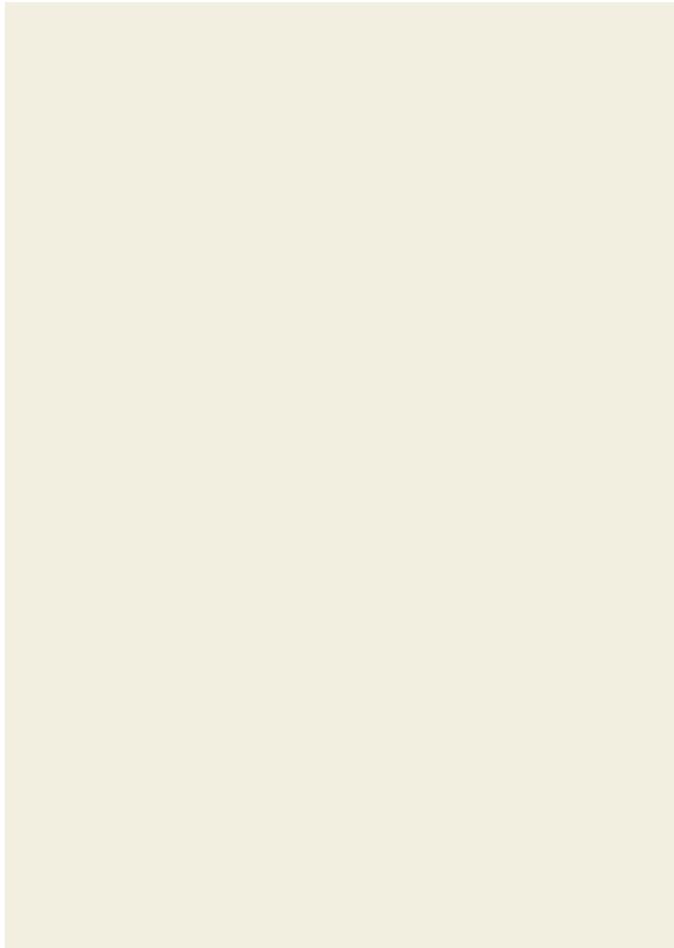
Externally, each apartment is allocated one off-road parking space. There is also a secure bin store and cycle storage area for residents.

Agard Street is centrally positioned within Derby City Centre, close to the popular Friar Gate area, well known for its range of independent bars, restaurants, and public houses. The location also provides easy access to Derby's main shopping streets and the Derbion Shopping Centre, along with excellent transport links.

Directions & viewings

This fantastic apartment is positioned nicely off the road so please discuss the fine location whilst creating your appointment to view this great property.

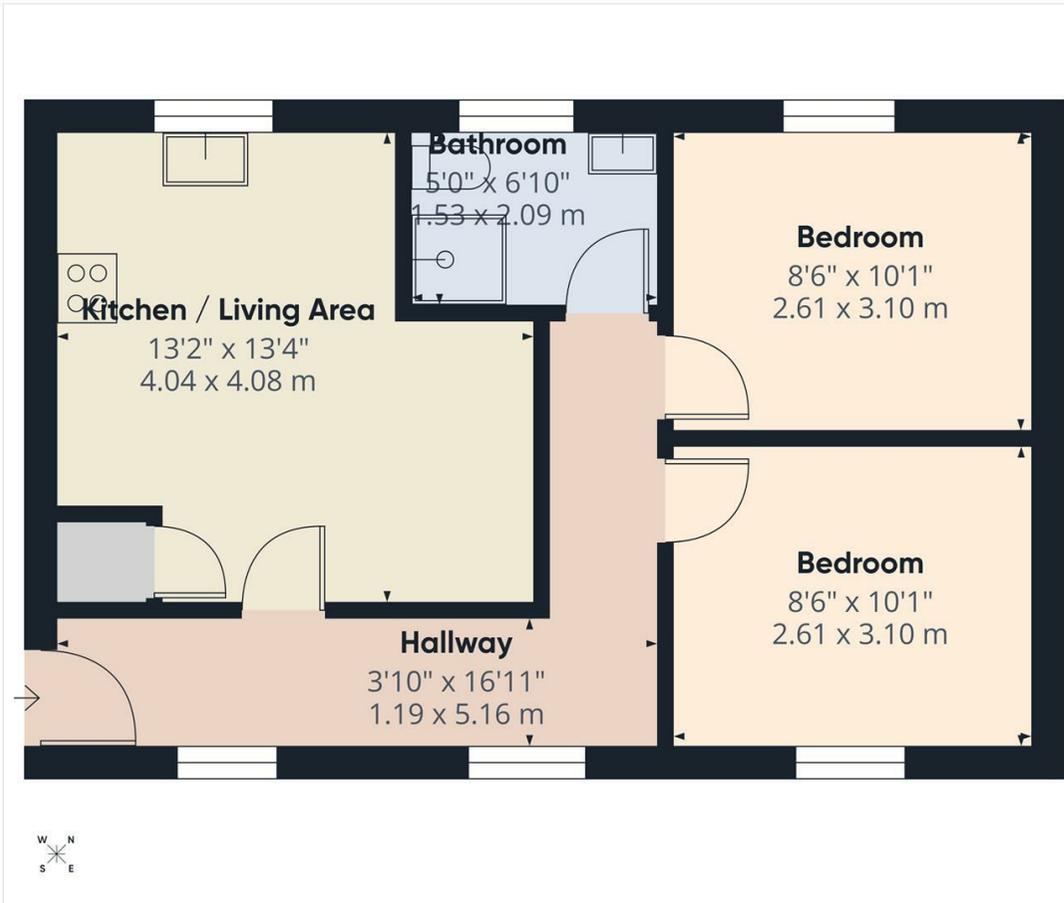




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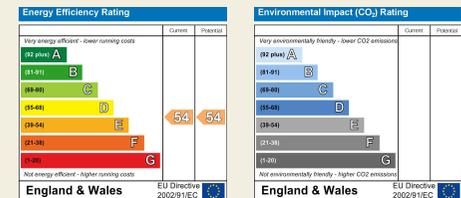


Approximate total area[®]
 457 ft²
 42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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