



**Fox House Erasmus Drive, Derby DE1 2EH**

**welcome to**

**Fox House Erasmus Drive, Derby**

A beautifully finished 1-bedroom apartment in a Derby city centre location, offering modern open-plan living, a fully fitted kitchen, stylish décor, and allocated parking. A turnkey home ideal for professionals and investors.





### Kitchen/Living Room

19' 11" MAX x 19' 9" MAX ( 6.07m MAX x 6.02m MAX )

### Bedroom

12' 1" MAX x 10' 5" MAX ( 3.68m MAX x 3.17m MAX )

### Bathroom

7' 5" MAX x 5' 8" MAX ( 2.26m MAX x 1.73m MAX )

Total floor area 48.1 m<sup>2</sup> (517 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](http://www.propertybox.io)

welcome to

## Fox House Erasmus Drive, Derby

- Premium 1-bed apartment in a quiet Derby city centre location
- ALLOCATED CAR PARKING INCLUDED
- Spacious open-plan living/dining area with large windows
- Brand-new fully fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobe and soft carpets

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1135.17

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121408](https://www.bagshawsresidential.co.uk/Property/DBY121408)



Property Ref:  
DBY121408 - 0004

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