



2 EDWARD STREET, DERBY

PRICE £850 PER

MONTH
0 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO 2 EDWARD STREET

An exceptional studio apartment finished to an outstanding standard, offering stylish open-plan living, a private enclosed courtyard and all bills included within the rent. Perfectly suited to a professional tenant, this beautifully designed home combines modern luxury with convenience in a fantastic location close to local amenities and transport links.

THE DETAIL

This beautifully presented studio apartment has been thoughtfully designed to maximise both style and functionality. The bright open-plan living space features a contemporary fitted kitchen with integrated appliances, sleek cabinetry and generous worktop space, creating a practical yet elegant environment for everyday living. The living and sleeping area is tastefully finished with modern décor, creating a welcoming and comfortable home.

The property also benefits from a stylish shower room fitted with high-quality fixtures and fittings, alongside double glazing and efficient heating for year-round comfort.

One of the standout features of this apartment is the private enclosed courtyard – a rare addition for a studio apartment and the perfect outdoor space to enjoy a morning coffee, entertain guests or simply relax in privacy.

For added convenience and peace of mind, all utility bills are included within the monthly rent, making budgeting simple and hassle-free. Finished to an exceptional specification throughout, this apartment offers contemporary, low-maintenance living in a truly impressive setting.

The Location

Ideally situated within easy reach of local shops, cafés, supermarkets and leisure facilities, the property also benefits from excellent transport links to the city centre and surrounding areas, making it ideal for commuters. Combining a high-quality finish with an enviable location

CB+CO





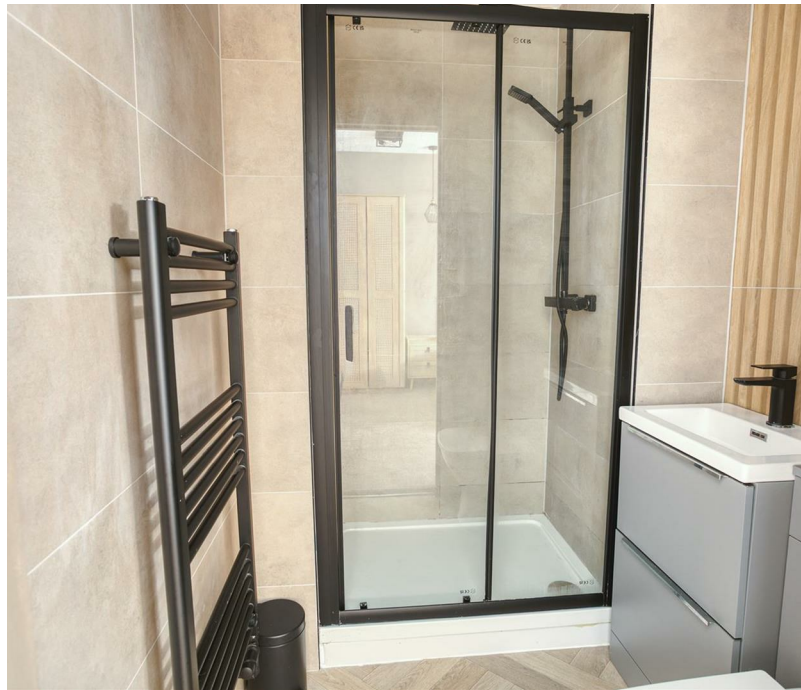
and all bills included, this outstanding studio apartment presents a fantastic opportunity for those seeking stylish, hassle-free living.

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

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THE PARTICULARS

APPROX

0.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

Exempt

- Beautifully Presented, High-Specification Studio Apartment
- All Utility Bills Included Within The Monthly Rent
- Private Enclosed Courtyard
- Contemporary Fitted Kitchen With Integrated Appliances
- Stylish Open-Plan Living And Sleeping Space
- Modern Shower Room Finished To An Excellent Standard
- Tastefully Decorated Throughout With Quality Fixtures And Fittings
- Double Glazing And Efficient Heating
- Ideal For A Single Professional Seeking Low-Maintenance Living
- Convenient Location Close To Local Amenities And Excellent Transport Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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