



2 Bed Flat/Apartment

100 Radbourne Street
Derby
DE22 3BU

£1,200 Per Calendar Month

Fletcher
& Company

100 Radbourne Street
Derby
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- Available Immediately - Top Floor Apartment
- Deceivngly Large Duplex Apartment
- Two Double Bedrooms
- Lots Of Storage
- Good Floor Space
- Council Tax A Band
- All Appliances Included
- Available Fully, Part Or Unfurnished
- Car Parking Space Available (First Come, First Served Basis)
- See Floorplan

Available Immediately - Occupying the entire top floor of this attractive and well maintained apartment block, this spacious two double bedroom duplex apartment enjoys an excellent position in this sought after area, just a short walk from Derby City Centre and offering superb access to the A38, A52, Royal Derby Hospital and the University of Derby.

Offering far more space than first meets the eye, this light and airy apartment provides well proportioned accommodation over two floors, together with excellent storage throughout. The property benefits from UPVC double glazing, electric heating with individual timed thermostats and an allocated parking space.

The accommodation begins with a private entrance hallway, complete with useful under stairs storage, before stairs lead to the first floor landing. The impressive open plan living, dining and kitchen area creates an ideal space for both relaxing and entertaining, featuring a range of fitted wall and base units, contrasting work surfaces, stainless steel sink, electric oven, hob and extractor.

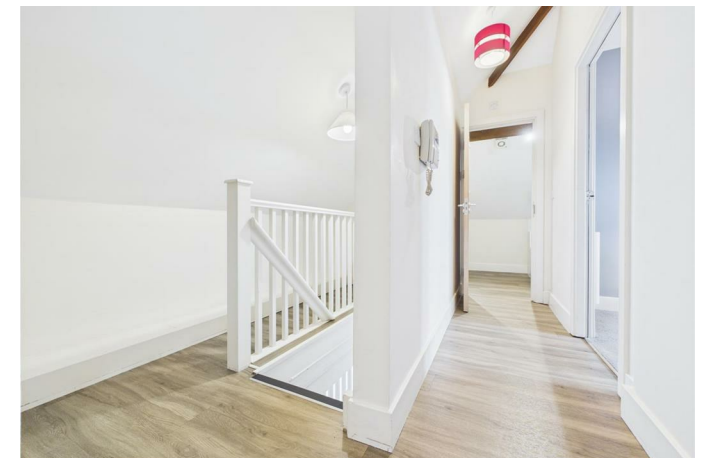
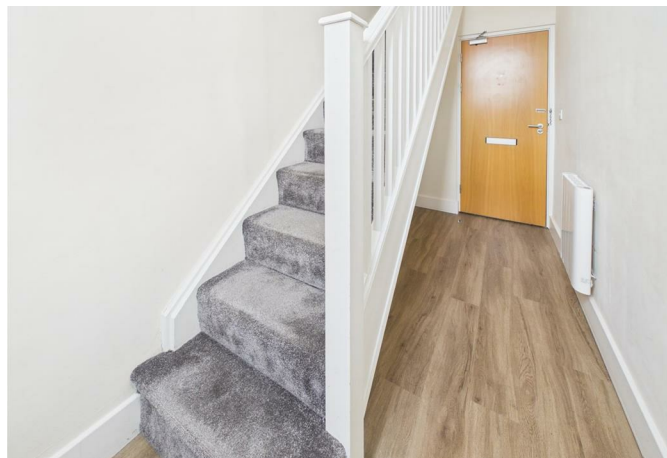
There are two generous double bedrooms, both offering comfortable accommodation, together with a well appointed bathroom fitted with a contemporary white three piece suite comprising a bath with shower and glass screen, wash hand basin and WC.

Located within easy reach of local shops, cafés, supermarkets, public transport links and a wide range of amenities, this superb apartment is ideally suited to professionals seeking generous living space in a convenient location.

Early viewing is strongly recommended to fully appreciate the size, character and excellent location of this impressive duplex apartment.



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Approximate total area^m
 781 ft²
 72.6 m²

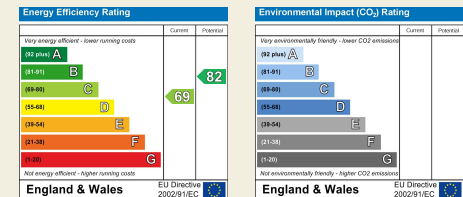
Reduced headroom
 169 ft²
 15.8 m²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

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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