

CURRAN  
BIRDS  
+ CO



Five Lamps Court, DE1

£60,000



CURRAN BIRDS + CO



Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**INVESTORS ONLY** - Located just a short walk from the heart of Derby and the University campus, this first-floor apartment at Five Lamps Court presents a practical and comfortable living space, ideal as buy to let investment. With a private entrance, generous storage including loft access, and defined living and kitchen areas, the layout offers both functionality and privacy.

The property is double glazed throughout and benefits from electric heating. Its city location makes daily commuting, studying, or socialising straightforward. A well-considered choice for those seeking value and convenience in a central spot.







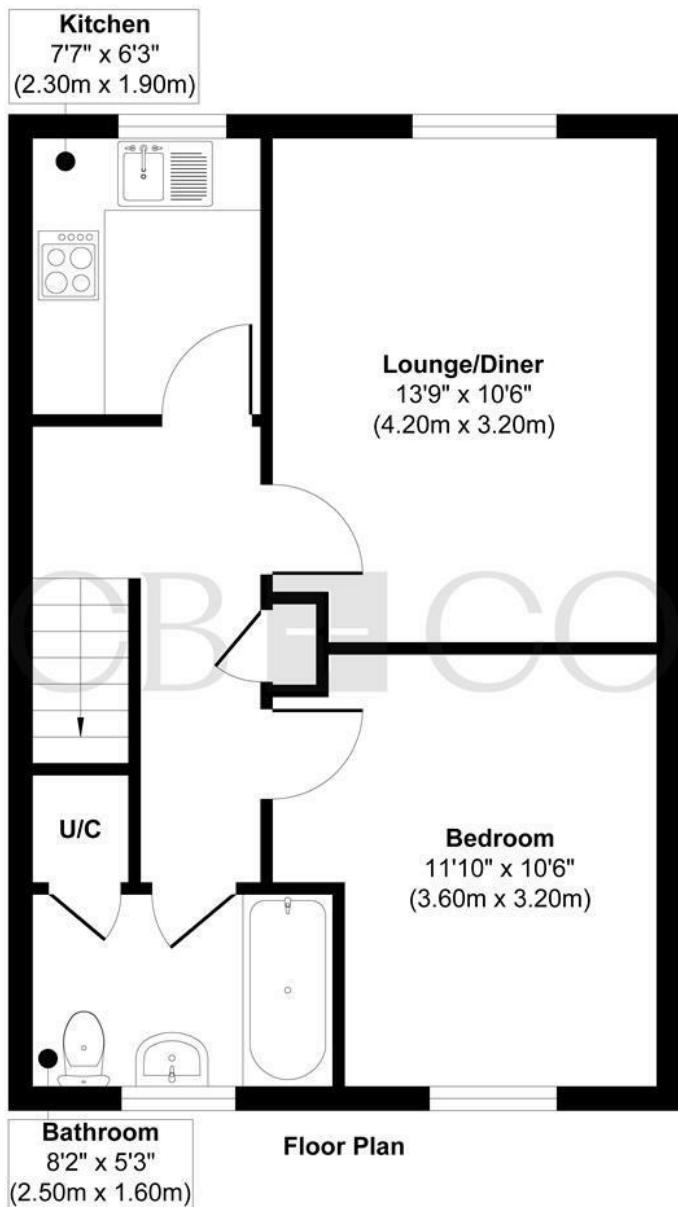
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## Flat 17 Five Lamps Court



## The Particulars

- One Bedroom Apartment, Close To City Centre
- Spacious Lounge/Dining Room
- Separate Kitchen With High Gloss Units
- Bathroom With White Three-Piece Suite
- Private Entrance With Stairs Leading To Upper Floor Accommodation
- Utility Cupboard Accessed From Bathroom
- Walking Distance To Derby University
- Nearby Shops And Other Amenities
- No Onward Chain
- Superb Buy To Let Opportunity

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

A

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The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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