



## Etruria Gardens

LITTLE CHESTER, DERBY, DE1 3RL

- Two bedroom top floor apartment
- Recently fitted kitchen and bathroom
- Neutral decor and flooring throughout
- Shower over bath

**£900 PCM**

EPC Rating **62**





## **Property Description**

Two bedroom top floor apartment in the popular Little Chester area, one of Derby's oldest and most characterful districts. Excellent road links (A52/A38/M1) and it sits just north of the city centre, bordered by the River Derwent and Darley Park. The area benefits from local pubs, cafés, and independent shops within a short walk, as well as riverside walking and cycling routes

Little Chester is also very close to all the major employers around Derby, including Bombardier, Rolls Royce, Toyota and University of Derby, making it a popular choice with young professionals.

The property has neutral decor and flooring throughout. It comprises entrance hallway with storage cupboard, a bright living room opening through into a recently fitted kitchen.

The kitchen features a built-in electric oven with gas hob and extractor hood above.

There are two well- proportioned bedrooms and a







recently fitted family bathroom with shower over bath and additional storage.

The apartment also benefits from an allocated parking space.

Double glazing throughout and gas central heating.

Offered on an unfurnished basis.

Council tax band: A (Derby City Council)

Call us now to arrange a viewing!

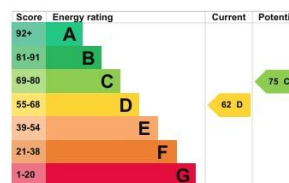
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Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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