



## AURIGA COURT, DERBY

PRICE £950 PER

MONTH  
2 BEDROOM | 2 BATHROOM | 1 RECEPTION



## WELCOME TO AURIGA COURT

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LUXURY CITY LIVING | STYLISH FULLY FURNISHED APARTMENT | CHESTER GREEN LOCATION – A beautifully presented and exceptionally spacious first floor two bedroom executive apartment, located within the highly sought-after Chester Green area of Derby. Offering contemporary open-plan living, stunning floor-to-ceiling windows and a Juliette balcony, this stylish apartment is ideal for professionals seeking modern city living in a prime residential location. Finished to an excellent standard throughout, the property benefits from a generous primary bedroom with fitted wardrobes and en-suite shower room, a second large double bedroom with Jack & Jill bathroom access, permit parking and excellent transport links close by. Early viewing is highly recommended.

## THE DETAIL

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### The Detail

This superb first floor apartment offers spacious and contemporary accommodation throughout and comes fully furnished to an excellent standard. The property is accessed via a secure communal entrance and internally comprises a welcoming entrance hallway leading through to a stunning open-plan living, dining and kitchen area.

A true feature of the apartment is the impressive floor-to-ceiling windows which flood the living space with natural light and provide access to a stylish Juliette balcony, creating a bright and modern atmosphere throughout.

The well-appointed kitchen offers ample storage and workspace alongside integrated appliances, perfectly suited for modern living. The spacious primary bedroom benefits from integrated wardrobes and a contemporary en-suite shower room. There is also a second generous double bedroom with direct access into the main bathroom via a convenient Jack & Jill layout, making the property ideal for sharers or guests.

Further benefits include permit parking, quality furnishings throughout and a highly desirable residential setting close to Derby City Centre.





#### The Location

Situated within the ever-popular Chester Green area, Auriga Court offers the perfect balance between peaceful residential living and excellent city centre convenience. Chester Green is renowned for its attractive surroundings, riverside walks and excellent range of local amenities including cafes, pubs and convenience stores.

Derby City Centre is within easy reach, offering a wide range of shopping, restaurants and leisure facilities, whilst excellent transport links provide swift access to the A38, A52 and Derby Railway Station, making this an ideal location for commuters.

The property is also conveniently positioned for the Royal Derby Hospital, University of Derby, Pride Park and major employers including Rolls-Royce and Toyota.

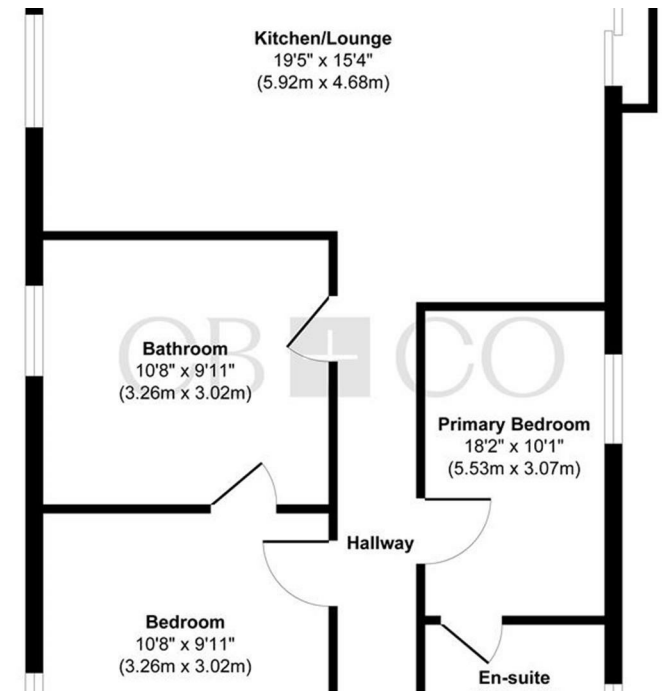
#### Reservation Fee & Deposit

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





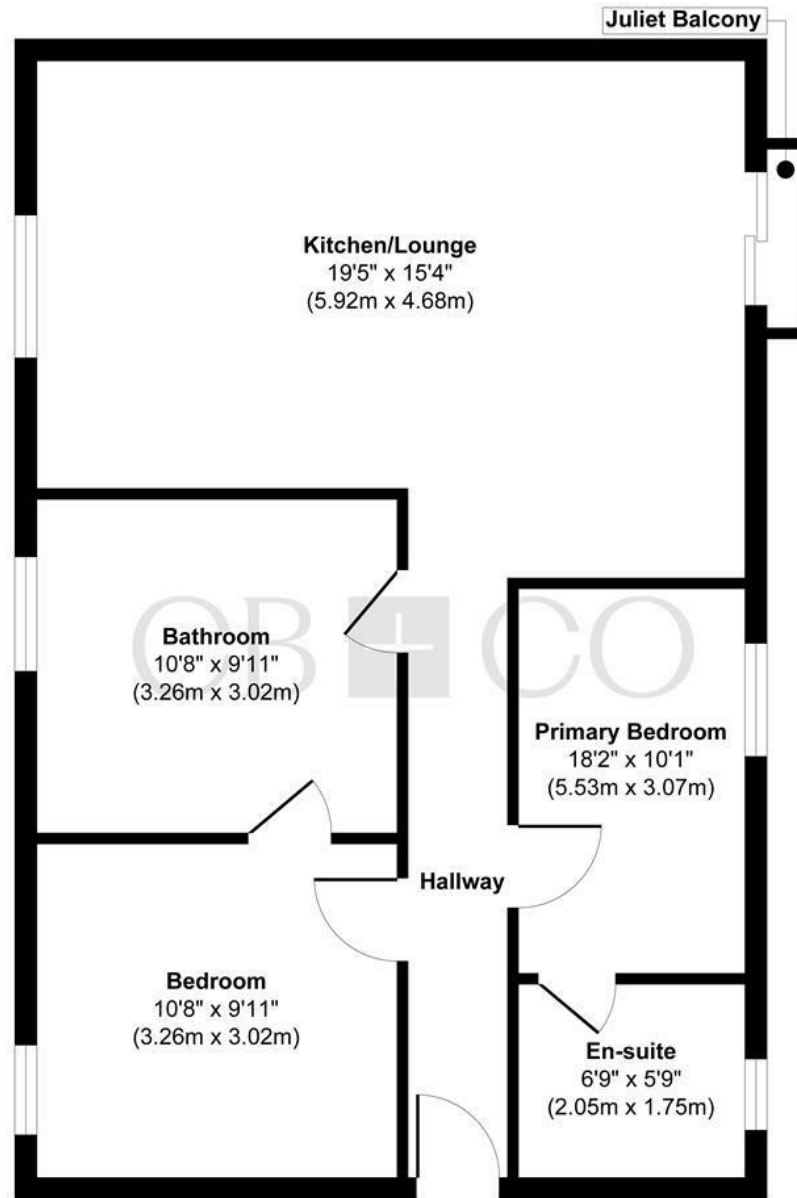








**Auriga Court, Chester Green, Derby, DE1 3RH**



**Floor Plan**

**Approx. Gross Internal Floor Area 697 sq. ft / 64.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

796.54 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Luxury First Floor Executive Apartment
- Fully Furnished Throughout
- Stunning Floor-To-Ceiling Windows
- Bright Open Plan Living Space
- Juliette Balcony
- Two Large Double Bedrooms
- En-Suite Shower Room To Primary Bedroom
- Jack & Jill Bathroom Access
- Permit Parking
- Sought After Chester Green Location

## DARLEY ABBEY MILLS

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### THE MILLS

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

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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