





ABODE Sales are pleased to offer for sale this recently built two bedroom eco townhouse situated in Derby.

Well presented throughout, this is a rare opportunity to secure a lovely home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

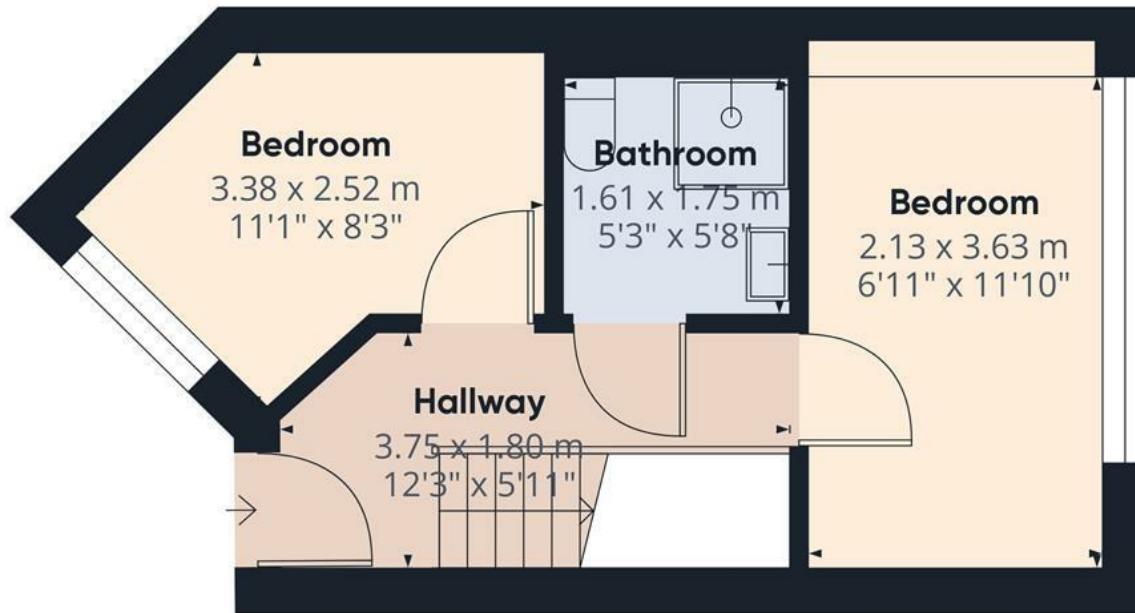
In brief, the accommodation provides -
Good sized kitchen/living area with a great selection of wall and base units.
Selection of integrated appliances. Two good size bedrooms and a family bathroom.

Available NOW!









Floor 0



Floor 1

Approximate total area⁽¹⁾

46.92 m²

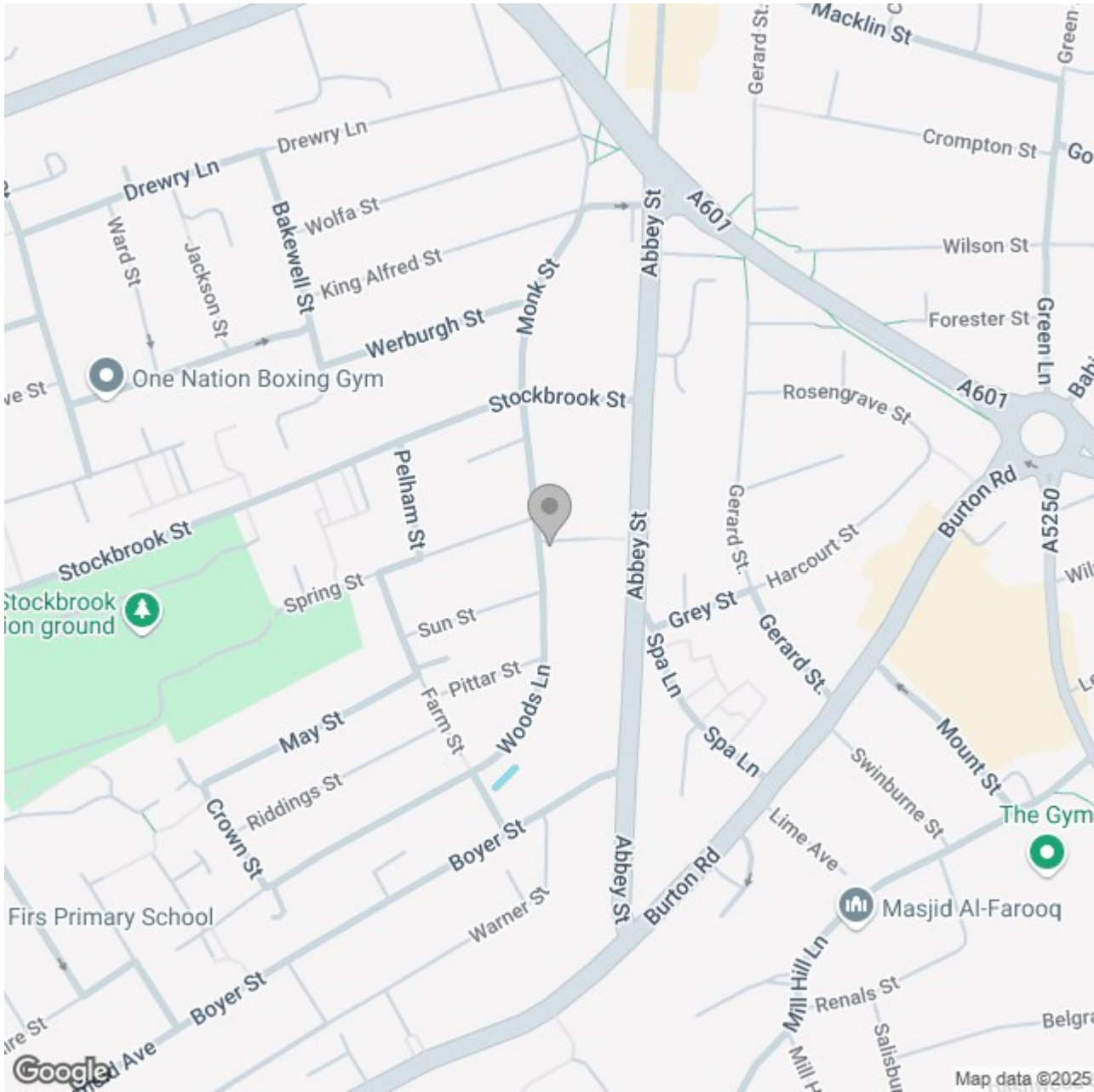
505.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	91	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	