





**** TWO DOUBLE BEDROOMS **** EN SUITE & BATHROOM **** First floor apartment in a convenient location close Royal Derby hospital and the city centre. Secure communal entrance with stairs to the first floor. Private entrance hall, open plan lounge diner with Juliette balcony, fitted kitchen, large master bedroom with en suite and a double second bedroom, bathroom. Communal garden and gated access to parking space.



COMMUNAL HALL

Secure entrance door and intercom in the communal hall with stairs to the first floor.

HALL

Entrance door into the hall, two storage cupboards.

LOUNGE DINER

Two radiators, upvc double glazed double doors onto a Juliette balcony.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher, plumbing and space for a washing machine. Upvc double glazed window.

BEDROOM 1

Upvc double glazed window, fitted wardrobes and radiator.

EN SUITE

Panel enclosed bath, shower cubicle, low flush wc, wash hand basin, ladder style radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BATHROOM

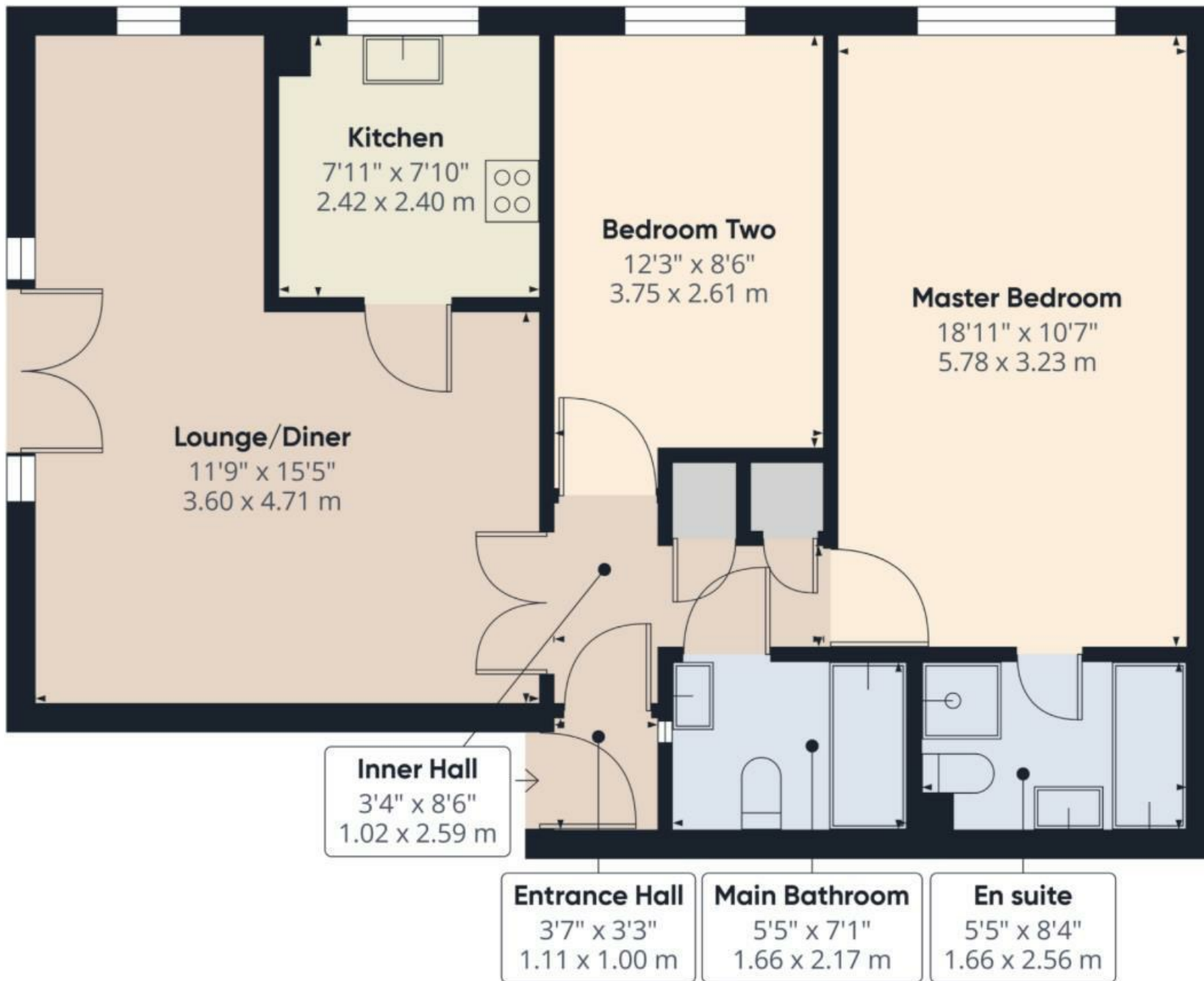
Panel enclosed bath with shower, low flush wc, wash hand basin, ladder style radiator.

OUTSIDE

Communal gardens, coded gates to parking space and visitor spaces.







Approximate total area⁽¹⁾

771.53 ft²

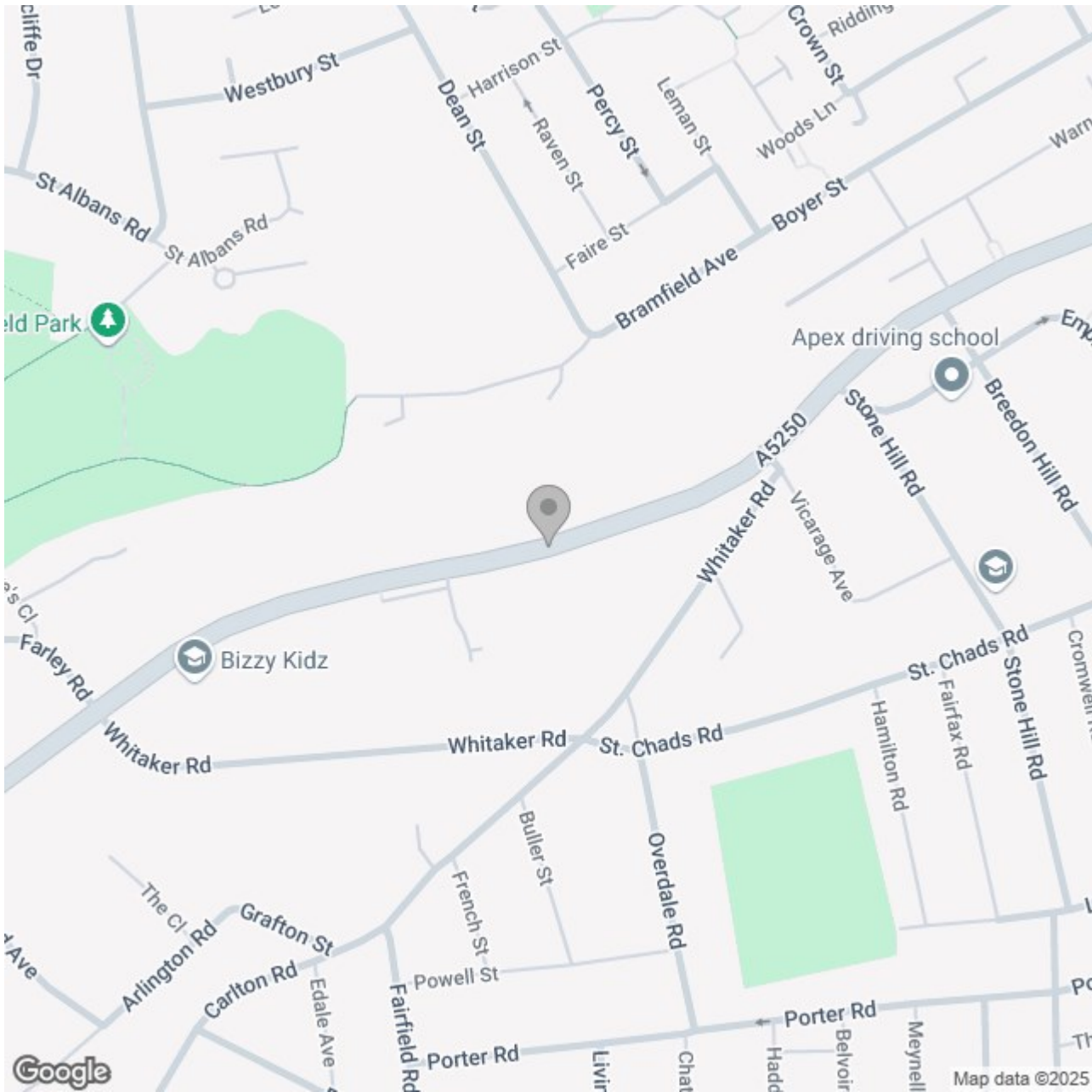
71.68 m²

(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		
(92 plus) A		
(81-91) B	84	84
(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

