



**Fox House, Nightingale Quarter, Erasmus Drive**  
£850 pcm



## Fox House, Nightingale Quarter

Erasmus Drive, Derby

Comfort Estates are delighted to present this contemporary one-bedroom apartment, ideally located in Derby City Centre within the sought-after Fox House at Nightingale Quarter.

Situated on the first floor and accessible via lift, the apartment comprises an entrance hallway with a useful storage cupboard, a modern bathroom, a double bedroom with built-in wardrobes, and a bright open-plan living, dining, and kitchen area.

The property further benefits from a mechanical air circulation and ventilation system throughout, helping to regulate airflow and minimise excess humidity.

Offered fully furnished, the apartment is available from 9th March 2026 and would be perfectly suited to a single professional or a couple.

Within a short walk, residents will find a range of local amenities including supermarkets, restaurants, a gym, The Florence Nightingale Community Hospital, Derby Train Station, and numerous bus stops offering excellent transport links.

Early viewing is highly recommended – call today to avoid missing out.



### **Kitchen**

11' 7" x 9' 11" (3.54m x 3.03m)

A newly fitted kitchen, with white gloss units and push-open drawers, there are wood effect worktops, chrome sink with drainer, a 4 ring electric hob, extractor fan, electric oven, built-in microwave, integrated dishwasher, washer/dryer, and a freestanding fridge/freezer. This space is neutrally decorated with white walls and has spotlights above

### **Open Plan Living**

11' 7" x 10' 11" (3.54m x 3.33m)

A large open plan area with another large double glazed window dressed with blinds. This room is neutrally decorated with white walls and light wood LVT flooring which runs throughout the apartment. There are several sockets with USB charging points around the room, a combined tv aerial points with sockets for tv/gaming consoles etc, and 2 pendant light fittings above. There is an electric radiator, and intercom handset to allow access to the building. The room is furnished with sofa, armchair, coffee table, TV stand and dining table with 4 chairs.

### **Entrance**

9' 8" x 4' 7" (2.94m x 1.39m)

On entering the apartment there is a storage cupboard housing the water tank, fuse box and meters. There would be space here to store coats and shoes.



### **Bedroom**

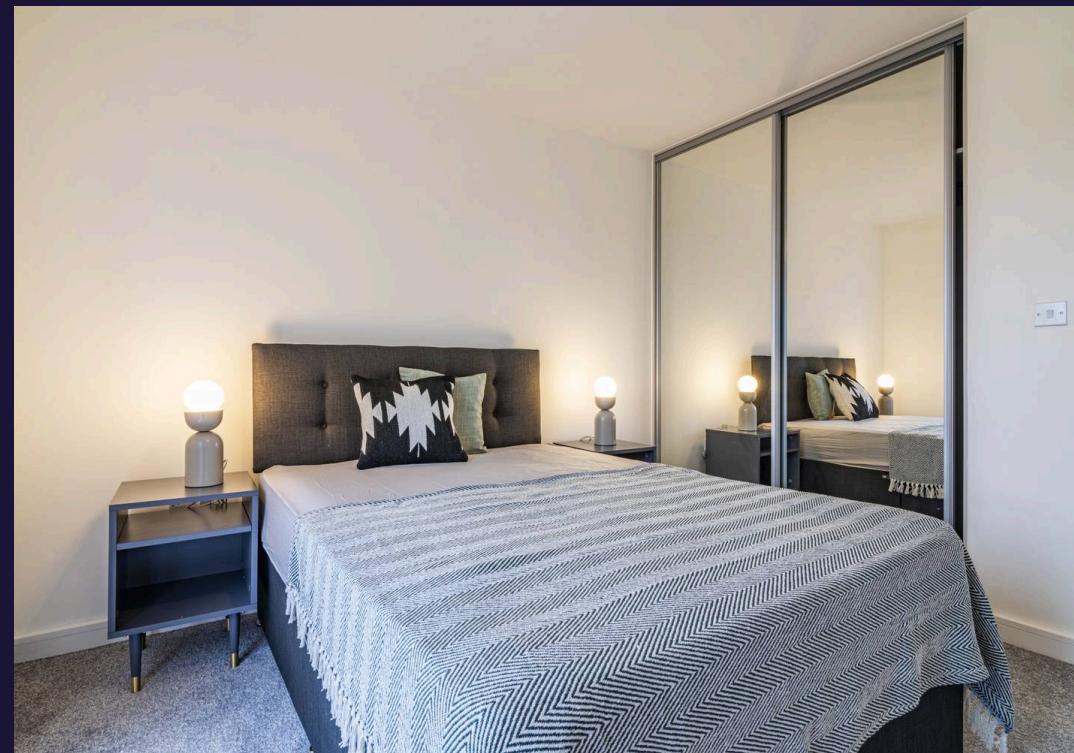
11' 0" x 10' 6" (3.36m x 3.21m)

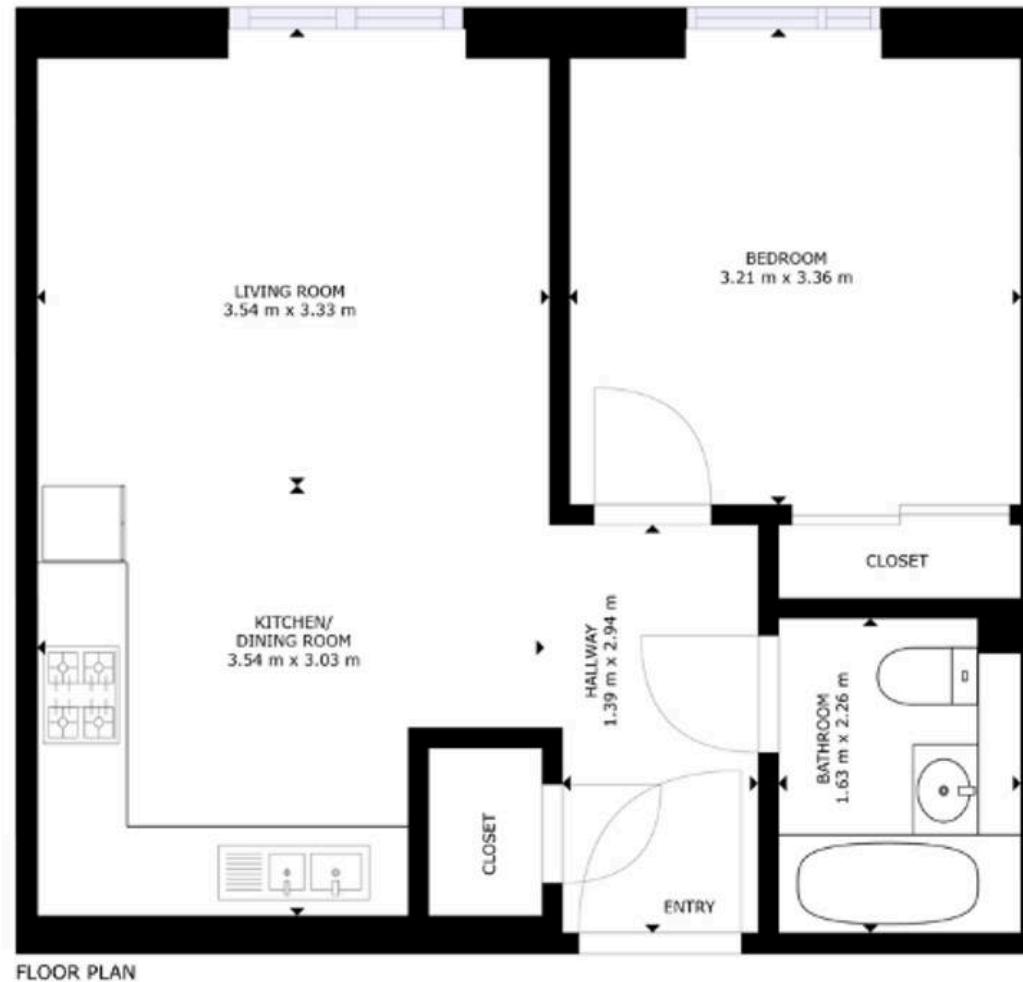
A good size double bedroom with a large double-glazed window dressed with roller blind, this room is neutrally decorated with white walls and grey carpet. There is a large built in wardrobe with mirrored doors, an electric radiator, plenty of sockets with USB charging points, and a tv aerial point too. The room is furnished with double bed and bedside tables.

### **Bathroom**

7' 5" x 5' 4" (2.26m x 1.63m)

A really well-proportioned, modern bathroom. There is a WC, a vanity washbasin with 2 drawers, chrome heated towel rail, bath with a shower over and glass shower screen. This room is neutrally decorated with white walls, and white subway tile splashbacks.





GROSS INTERNAL AREA  
FLOOR PLAN: 42 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.