

Erasmus Drive

Derby, DE1 2DY



A superb third-floor apartment with a contemporary open-plan layout, set within the sought-after Nightingale Quarter development in Derby city centre. The development offers secure communal access, a residents' gym, and well-designed shared spaces. Ideally positioned within walking distance of the city centre and Derby train station, the property is perfectly suited to professionals and represents a strong investment opportunity. Optional parking available.

£175,000

John German

The apartment is accessed via a secure communal entrance with intercom system and lift access.

Internally, the property offers a bright and spacious open-plan living, dining and kitchen area, featuring a built-in storage cupboard and ample space for both seating and dining, positioned in front of a large picture window allowing plenty of natural light.

The modern fitted kitchen comprises sleek handleless units with complementary work surfaces, inset sink with mixer tap, and a range of integrated appliances, including a dishwasher, washing machine, electric oven, hob and microwave, along with a freestanding fridge freezer. The space is finished with ceiling spotlights throughout.

There are two generous double bedrooms, both benefiting from built-in mirrored wardrobes and attractive feature windows.

The bathroom is partially tiled and fitted with a low-flush WC, vanity unit with wash hand basin and storage drawers, panelled bath with shower over, shaver point, chrome heated towel rail and ceiling spotlights.

Please note there are estate charges of £280 and a service charge of £1281pa Leasehold 250 years from 01/11/2022

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Car park

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA27012026

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Total floor area 55.8 sq.m. (601 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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