

CURRAN  
BIRDS  
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12 Bishops Green, DE22

£114,500



CURRAN BIRDS + CO

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SPACIOUS APARTMENT CLOSE TO ROYAL DERBY HOSPITAL - An ideal first time buy or investment, is this spacious 'Radleigh' built two double bedroom first floor apartment set within this popular modern development close to the Royal Derby Hospital and offering easy access to Derby City Centre.

Built by the locally renowned Radleigh Homes in 2005 to a quality specification this spacious first floor apartment offers spacious room proportions, including superb open plan living kitchen and two double bedrooms, primary bedroom with an en-suite shower room and there is also a well appointed bathroom..

Outside, the apartment has offers a gated car park with an allocated car parking space.





#### The Detail

The apartment is accessed via a secure communal entrance with stairs leading to all floors. This apartment is located on the first floor.

The apartment has a generous hallway with useful built-in storage and intercom system. The main living space is thoughtfully designed, combining living, dining and kitchen areas into one cohesive room. Laminate flooring flows throughout, and the Juliet balcony allows natural light to filter in, enhancing the sense of space. The kitchen is fitted with a range of modern base and wall units, integrated oven and hob, extractor hood, fridge and freezer, with space for additional appliances.

The primary bedroom is well proportioned and benefits from its own Juliet balcony and en suite shower room, fitted with a white suite. A second double bedroom provides flexibility as a guest room, study or additional sleeping space, served by a separate bathroom with full suite.

The property has an enclosed gated car park with allocated residents space.

The apartment is leasehold, originally granted for 125 years from 2005, with owners holding a share in the management company.





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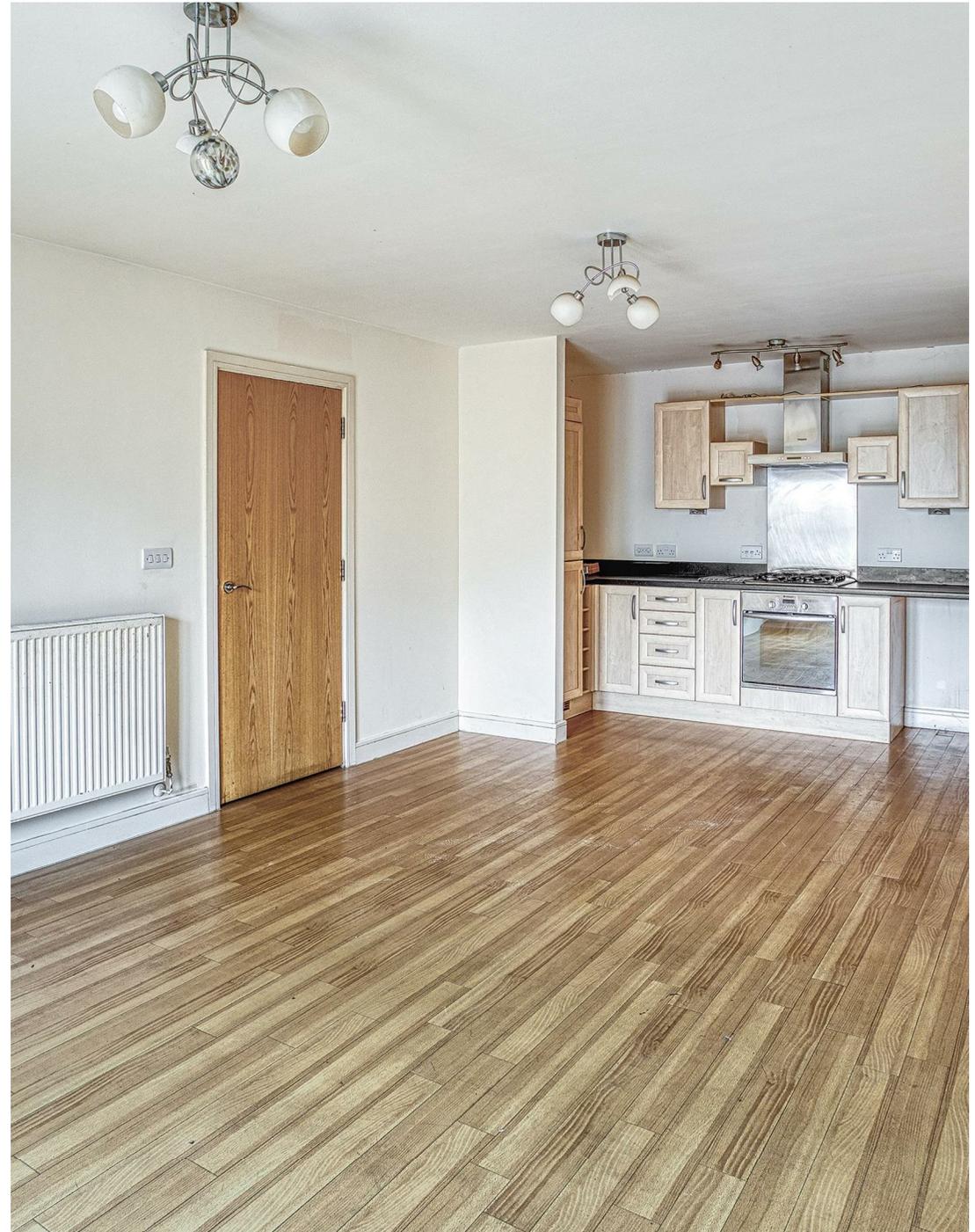
### The Location

This property is conveniently located around 10 minutes walk away from the Royal Derby Hospital and is also positioned within easy access of other major employers including Rolls-Royce, Alstom Trains and Toyota.

Derby City centre is easily accessible by road and a regular bus service which offers a full range of amenities including the impressive Derbion centre, Cathedral Quarter with its restaurants and bars and Queens Street Leisure centre.

The property also offers excellent road access to Derby Ring road and onward access to the A38, A50 and A52 trunk roads which in turn lead to the main motorway network and East Midlands International Airport.

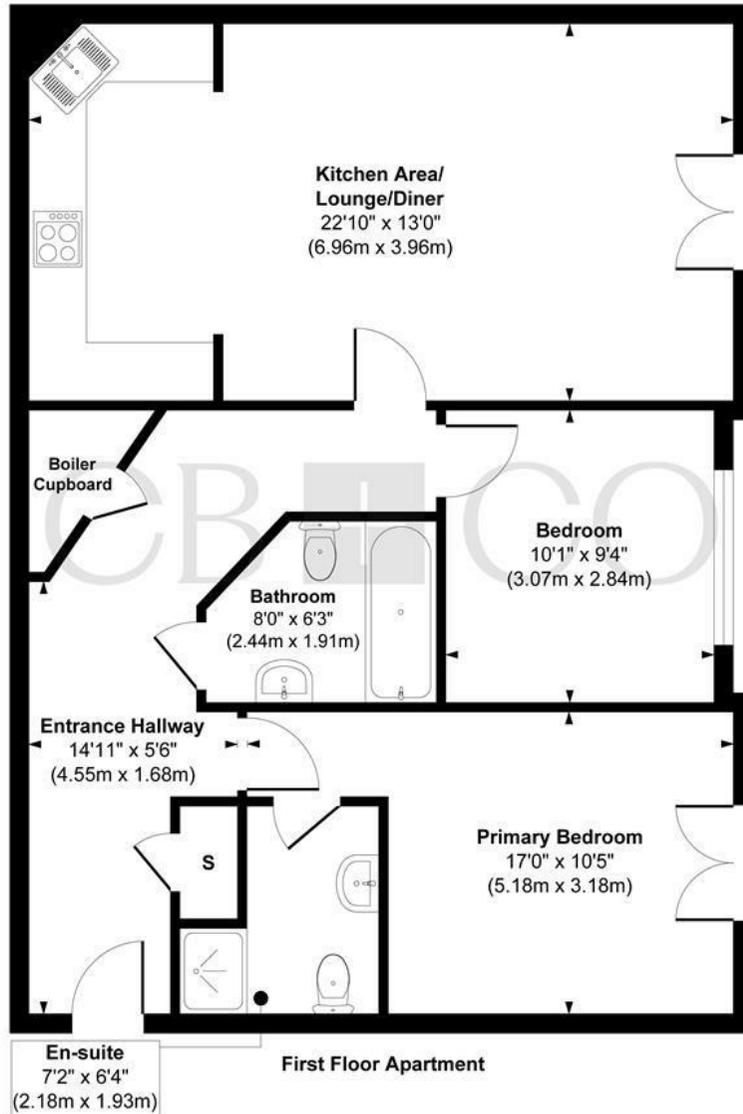
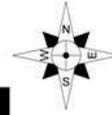
The property is also convenient for Derby University, Royal Derby Hospital, Rolls-Royce and Toyota. Littleover and Mickleover centres are also close by with varied range of shopping facilities.







**Bishops Green, St. Swithins Close, Derby**



**Approx. Gross Internal Floor Area 829 sq. ft / 77.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Spacious Two Double Bedroom First Floor Apartment
- Close to The Royal Derby Hospital
- Ideal First Time Buy or Investment Purchase
- Communal Entrance Hallway - Entrance Hallway
- Spacious Open Plan Living Dining Kitchen
- Two Double Bedrooms, Bathroom & En-Suite Shower Room
- Gated Car Park with Allocated Parking Space
- Easy Access to Derby City Centre
- Easy Access to Local Amenities in Littleover & Mickleover
- No Chain Involved

### Size

Approx 829.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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*Let's Talk*

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