

CURRAN
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35, DE22
£595 Per month



CURRAN BIRDS + CO

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WELL-POSITIONED STUDIO APARTMENT OVERLOOKING GREEN SPACE – Located within Shaws Green, this first-floor studio apartment offers a practical and well-balanced living space, ideal for those seeking convenience close to the city. Positioned within walking distance of University of Derby and with easy access into Derby city centre, the property is well suited to students and professionals alike.

The apartment benefits from a bright, open-plan layout, combining living and sleeping space with a pleasant outlook over a green to the front. With a functional kitchen, well-proportioned bathroom, and useful storage throughout, this is a straightforward, low-maintenance home in a well-connected location.





The Detail

Located on the first floor, this apartment offers a practical and well-proportioned layout designed for comfortable day-to-day living. The main living space provides an open-plan lounge and bedroom area, with flexibility for different furniture arrangements and natural light coming through UPVC double-glazed windows overlooking the green.

The kitchen is fitted with a range of wall and base units, offering useful storage along with space for freestanding appliances including a cooker and fridge. The bathroom is fitted with a white three-piece suite comprising a bath with shower over, wash basin and WC, presented in a clean and functional style.

Additional features include two useful storage cupboards, providing extra space for everyday household items. Overall, the apartment offers a low-maintenance and convenient living space, ideal for a single occupant or professional tenant.

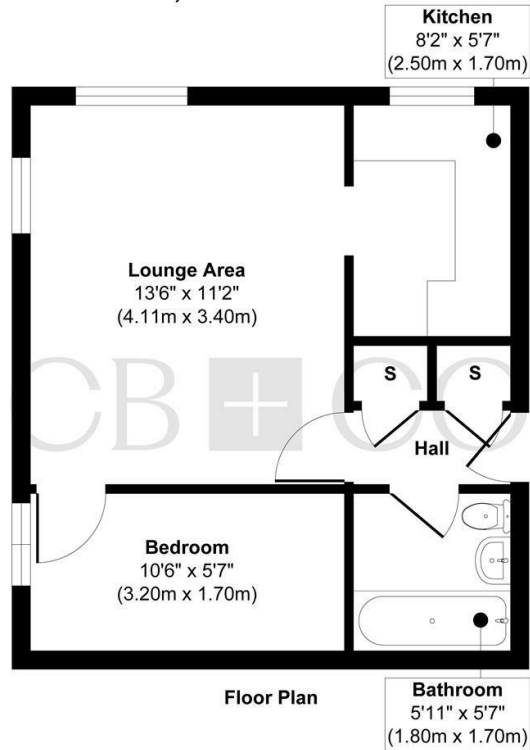


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The Location

The location is particularly convenient for access to everyday amenities, with both the university and Derby City Centre within walking distance. Nearby Markeaton Park also provides a popular open green space for walking, outdoor activities, and leisure, while regular transport links and local shops are close by.

35, Shaws Green



Approx. Gross Internal Floor Area 330 sq. ft / 30.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- First Floor Studio Apartment With Open-Plan Layout
- Open-Plan Living And Separate Bedroom Area
- Positioned To The Front With Outlook Over Green Open Space
- Separate Fitted Kitchen With Wall And Base Units
- Bathroom With White Three-Piece Suite And Shower Over Bath
- Two Built-In Storage Cupboards Providing Useful Additional Space
- Light And Practical Layout Designed For Easy Day-To-Day Living
- Within Walking Distance To University of Derby
- Easy Access Into Derby City Centre And Local Amenities
- Well-Positioned Within Shaws Green In A Convenient Residential Setting

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's Talk

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