

CURRAN
BIRDS
+ CO

Limes Court, Limes
Avenue, Mickleover
£625pcm



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



Limes Court offers a beautifully presented ground-floor studio apartment in the very heart of Mickleover, providing a rare combination of privacy, practicality and modern styling. With its own private entrance and a cleverly designed interior, the apartment delivers an effortless low-maintenance lifestyle ideal for professionals or those seeking a well-connected base. The open-plan layout has been arranged to maximise natural light, while the impressive amount of built-in storage ensures the space feels calm and uncluttered. Positioned moments from vibrant shops, cafés and restaurants, this thoughtfully finished studio presents a superb opportunity to enjoy contemporary living in a highly convenient location.









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The *Particulars*

- Private Ground-Floor Entrance
 - Well-Proportioned Open-Plan Layout
 - Excellent Built-In Storage Throughout
 - Modern Kitchen With Generous Cabinetry
 - Contemporary And Stylish Bathroom
 - Allocated On-Site Parking Space
 - Bright And Tastefully Presented Interior
 - Low-Maintenance, Practical Living Space
 - Moments From Cafés, Restaurants And Shops
 - Convenient Access To Derby And Major Transport Links
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Size

Approx 355.21 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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