

CURRAN  
BIRDS  
+  
CO

Littleover House, 451 Burton  
Road, Littleover  
£988pcm





# CURRAN BIRDS + CO

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



**ELEGANT FIRST-FLOOR APARTMENT IN LITTLEOVER** – This beautifully presented two-bedroom flat is located within the charming Littleover House on Burton Road, offering a perfect balance of period character and contemporary living. Positioned on the first floor of a secure and well-maintained development, the flat enjoys a peaceful setting with generous proportions, excellent natural light, and modern finishes throughout. With allocated parking, attractive communal areas, and a highly convenient location close to major employers and local amenities, this stylish home is ideal for professionals or couples seeking both comfort and connectivity in one of Derby's most desirable suburbs.















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## The *Particulars*

- Located In The Sought-After Littleover House Development On Burton Road
- Spacious Two-Bedroom First Floor Flat With Bright, Open-Plan Living
- Modern Fitted Kitchen With Integrated Appliances And Ample Storage
- Generous Main Bedroom And Flexible Second Bedroom Or Home Office
- Stylish Three-Piece Bathroom With Shower Over Bath
- Secure Building Entry System For Added Peace Of Mind
- Allocated Parking Space Included With The Property
- Beautifully Maintained Communal Areas In A Quiet Residential Setting
- Excellent Location For Royal Derby Hospital, Rolls-Royce And Derby University
- Close To Local Shops, Cafés, Bus Routes And Main Road Links

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### *Size*

Approx 861.12 sq ft

### *Energy Performance Certificate (EPC)*

Rating C

### *Council Tax Band*

A

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Let's *Talk*

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