

Elm House, Old Hall Avenue, Littleover,
Derby

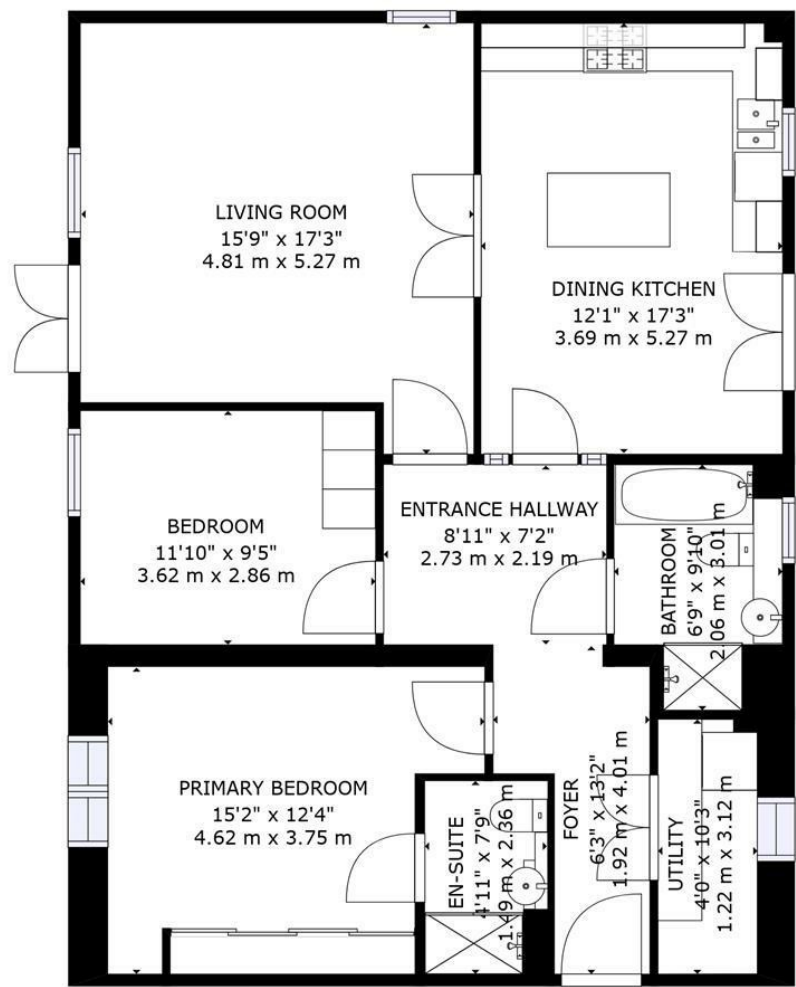
CURRAN
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Elm House, Old Hall Avenue, Derby, DE23 6EN
£1,150 Per month



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 1053 sq. ft, 98 m2
TOTAL: 1053 sq. ft, 98 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1







SUPERB APARTMENT IN GATED DEVELOPMENT - An opportunity to rent a most spacious and beautifully appointed second floor spacious two double bedroom apartment with the benefit of a SINGLE GARAGE and parking space set within this highly sought after position close to Littleover Village and the Royal Derby Hospital. The property is set within this secure gated development approached by remote controlled gates and internal phone control for the entrance to the apartment block. EPC Rating B

The property is available from the 29th January 2024 and is available on a part furnished basis.

The uPVC double glazed and gas fired central heated accommodation, which is arranged on the second floor, comprising, entrance hall, spacious living room, spacious dining kitchen with fitted appliances and dining island, two double bedrooms, the primary bedroom with en-suite and a four piece main bathroom suite.

Outside, there are communal gardens with an allocated car parking space leading to the single brick built garage.

- Superb Top Floor Apartment
- Over 1000 Square Feet of Living Accommodation
- Entrance Hall, Living Room, Dining Kitchen & Utility
- Driveway & Single Brick Built Garage
- Available on Part Furnished Basis
- Ideal for Professionals
- Close to Royal Derby Hospital & Easy Access to Rolls-Royce
- Two Double Bedrooms, En-Suite & Four Piece Bathroom
- Gated Development with Beautiful Communal Gardens
- Available from 29th January 2024







LOCALITY & AMENITIES

Littleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including supermarket and a general range of shops and several public houses.

This property is located within walking distance from the Royal Derby Hospital.

There are good schools at primary and secondary level including being in the catchment area for Littleover Community School and Wren Park Primary School. Private education is also available at Derby High School and Derby Grammar School.

Leisure facilities include Mickleover Golf Course (a short distance from the property) and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.

APARTMENT BUILDING

GROUND FLOOR

Communal Entrance Hallway

Impressive six panel entrance door with double glazed side-screens with staircase to the first and second floors off.

SECOND FLOOR

Communal Landing

Double glazed windows to the front and rear and light oak finished entrance door to:

Entrance Hallway

20'9 x 8'11 maximum (6.32m x 2.72m maximum)

With inset doormat, entrance door with chrome fittings, telephone intercom system, two radiators, high ceiling, smoke alarm, access to roof space providing storage.

Spacious Living Room

17'3 x 15'9 (5.26m x 4.80m)

Fitted uPVC double glazed French doors opening onto Juliet balcony with aspect to front and matching window, two central heating radiators, TV and telephone points, double glazed Velux window to side, internal double doors opening into kitchen/dining room and internal door to entrance hall (contemporary lounge furniture set with two tone Walnut effect finish with contrasting black comprising four wall mounted cabinets, three floor standing drawer units and TV.

Spacious Dining Kitchen

17'3 x 12'1 (5.26m x 3.68m)

Fitted units consisting of 1½ bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four-ring stainless steel gas hob with stainless steel splash-back and stainless steel extractor hood over, matching fan- assisted electric double oven, (all AEG appliances above) integrated dishwasher, fridge and freezer. central fitted breakfast island with base cupboards, wine rack and matching worktops, ceramic tiled flooring, LED lighting with dimming control to high ceiling, concealed worktop lights, smoke alarm, two central heating radiators, TV and wall bracket, dining table and four chairs, UPVC double glazed window and French doors with Juliet balcony enjoying far reaching views across the valley to the rear, internal door with side internal glazed window giving access to the hall, internal double doors to lounge.

Utility Room

10'3 x 4'0 (3.12m x 1.22m)

Fitted worktop, washing machine, Karndean flooring, wall mounted combination boiler, electric consumer unit, extractor fan, high ceiling, sealed unit double glazed Velux window to rear elevation, power, lighting and double opening internal doors with chrome fittings.

Primary Bedroom

15'2 x 12'4 (4.62m x 3.76m)

Fitted with wardrobes with sliding doors and display shelving to the right hand side, matching four drawer chest of drawers, matching drawer bedside cabinet and bed headboard/lights. High ceiling, central heating radiator and telephone points, uPVC double glazed window to front elevation with Juliet balcony and internal door. Bed headboard, large chest of drawers and double wardrobe.

En-Suite Shower Room

7'9 x 4'11 (2.36m x 1.50m)

Fitted with a white three piece suite comprising feature double cubicle with Mira electric shower, pedestal wash hand basin, low level w.c., tiled splash-backs with matching ceramic tiled flooring, heated chrome towel rail/radiator, LED lighting to high ceiling, mirrored cabinet with lighting, extractor fan, shaver point and internal door.

Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)

Fitted with uPVC double glazed window to front elevation with Juliet balcony internal door, central heating radiator and large chest of drawers and double wardrobe.

Four Piece Bathroom Suite

9'10 x 6'9 (3.00m x 2.06m)

Fitted with a four piece suite including a panelled bath, pedestal wash basin with storage cupboard beneath, low level wc, feature double shower cubicle, heated chrome towel rail/radiator, tiled splash-backs with matching ceramic tiled flooring, LED Lighting to high ceiling and uPVC double glazed window to the rear elevation.

OUTSIDE

Gated Entrance

The exclusive apartments are approached by remote controlled entrance gates giving way to a gravelled driveway culminating in a car parking and turning area and access to an exclusive Tarmacadam car parking area immediately in front of:

Driveway & Detached Garage

17'1 x 9'0 (5.21m x 2.74m)

With concrete floor, power, lighting, roof space for storage and up and over front door.

Beautiful Communal Gardens

The communal gardens form a delightful complement to the apartments with lawns, fine specimen mature trees, gravelled paths, well stocked shrubbery borders and beds. There are twin timber entrance gates plus a pedestrian path to the front, each resident having the benefit of an exclusive key.

Council Tax Band

Band C – Derby City Council

Reservation Fee & Deposit

Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit – 5 Weeks Rent

Time Scales & Status

This apartment is available on a part furnished basis from 29th January 2024



Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

