



BLAGREAVES AVENUE, LITTLEOVER, DERBY

PRICE £850 PER

MONTH
2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO BLAGREAVES AVENUE

STYLISHLY RENOVATED TWO BEDROOM FLAT – Located within the highly desirable suburb of Littleover, this beautifully presented two bedroom flat has been recently renovated throughout to offer modern, low-maintenance living. Finished to an excellent standard with contemporary décor, a stylish fitted kitchen and modern bathroom, the property is offered part furnished and is ready for immediate occupation. Ideal for professionals, couples or those looking to downsize, this superb apartment provides comfortable, move-in-ready accommodation in a convenient location close to a wealth of local amenities, the Royal Derby Hospital and excellent transport links throughout Derby.

THE DETAIL

Having recently undergone a comprehensive renovation, this impressive flat has been thoughtfully modernised to create a bright and welcoming home finished to a high specification throughout.

The spacious living area benefits from contemporary decoration and offers an excellent space for both relaxing and entertaining. The newly fitted kitchen has been finished with sleek modern units, generous worktop space and quality fittings, whilst the stylish bathroom has been designed with modern fixtures and a clean, contemporary finish.

There are two well proportioned bedrooms, providing versatile accommodation for professionals, couples or those requiring a home office. Offered on a part furnished basis, the flat allows prospective tenants to move straight in with ease.

Externally, residents benefit from non-allocated parking, whilst the apartment itself enjoys a well maintained communal garden.

The Location

Blair House occupies an excellent position on Blagreaves Lane in the ever-popular suburb of Littleover, one of Derby's most sought-after residential locations. The property is ideally placed for the Royal Derby Hospital, making it an excellent choice for healthcare professionals, whilst Derby city centre is only a short drive away. A wide range of local amenities, including supermarkets, cafés, restaurants and independent shops, are all within easy reach. Excellent

CB+CO





road connections via the A38, A50 and A52 provide convenient access across the region, while regular public transport links are available nearby. Local parks and leisure facilities further enhance the appeal of this well-connected location.

Reservation Fee & Deposit

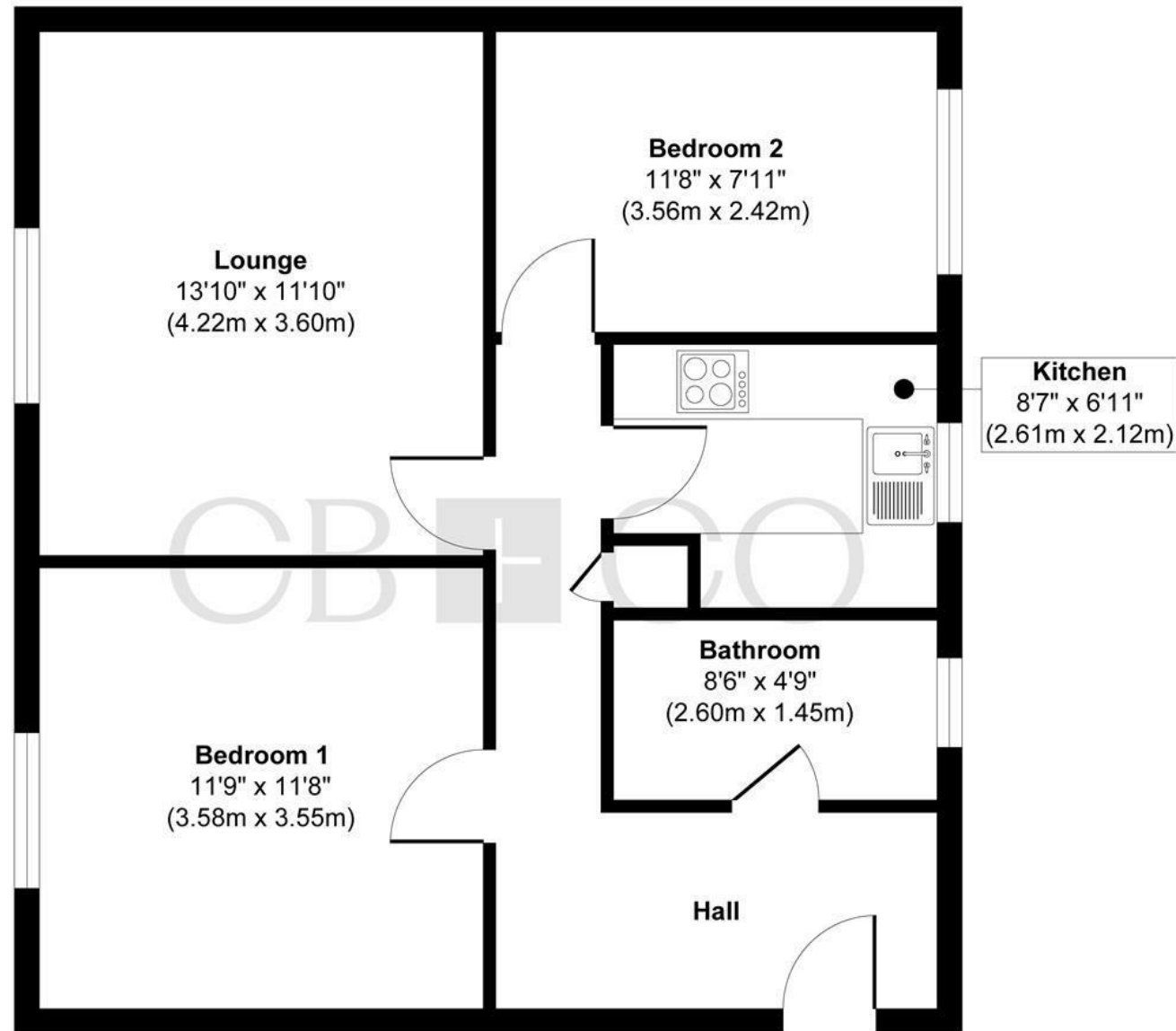
A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942





Blair House, Blagreaves Avenue, Littleover, Derby, DE23 2NR



Floor Plan

Approx. Gross Internal Floor Area 613 sq. ft / 56.97 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

- Recently Renovated Two Bedroom Flat
- Part Furnished Throughout
- Modern Fitted Kitchen
- Stylish Contemporary Bathroom
- Spacious Living Accommodation
- Move In Ready
- Non Allocated Resident Parking
- Sought After Littleover Location
- Close To Royal Derby Hospital
- Excellent Access To A38, A50 And Derby City Centre

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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