



HEATH AVENUE, LITTLEOVER, DERBY

PRICE £725 PER

MONTH

1 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO HEATH AVENUE

A spacious and characterful one bedroom first floor apartment, ideally located on the ever popular Heath Avenue. Offering generous living accommodation throughout, this well-presented home benefits from a separate lounge, a spacious kitchen diner, original stained glass windows, ample storage, on-street parking and a shared communal garden. Part furnished and complete with kitchen appliances, a sofa and wardrobe, this charming apartment is ideally suited to a single professional or couple seeking a home with both character and convenience.

THE DETAIL

This attractive apartment with shared communal garden offers well proportioned accommodation throughout, combining period features with practical modern living. The welcoming entrance hallway benefits from a useful storage cupboard and leads to a generous separate lounge, providing the perfect space to relax and unwind. The spacious kitchen diner is fitted with a range of wall and base units, kitchen appliances and ample room for dining.

The double bedroom offers comfortable accommodation and is complete with a wardrobe, whilst the bathroom comprises a bath with shower over and wash hand basin. The WC is conveniently positioned in a separate room. Beautiful original stained glass windows add character and charm throughout the property, creating a unique home full of personality. The apartment is offered part furnished, including kitchen appliances, a sofa and wardrobe, allowing for an easy move-in.

The Location

Situated on the sought after Heath Avenue, the property enjoys excellent access to Derby City Centre, the Royal Derby Hospital, local shops, supermarkets and a range of cafés and restaurants. Excellent transport links provide easy access to the A38, A50 and M1, making commuting straightforward. With on-street parking available and a wealth of amenities close by, this apartment is perfectly positioned for convenient everyday living.

Reservation Fee & Deposit

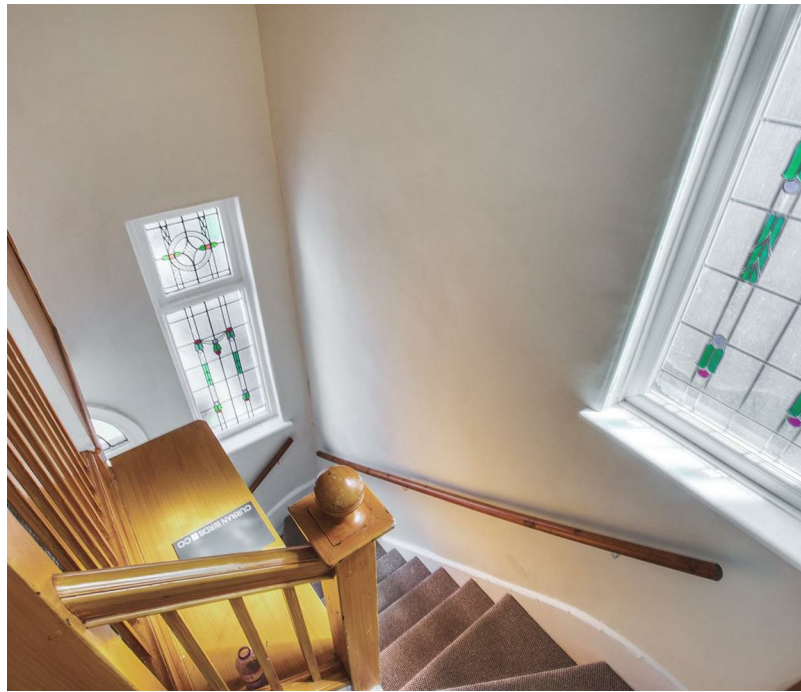
CB+CO





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



THE PARTICULARS

APPROX

570.49 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Spacious One Bedroom First Floor Flat
- Separate Lounge and Generous Kitchen Diner
- Part Furnished Including Kitchen Appliances, Sofa and Wardrobe
- Shared Communal Garden
- Bathroom With Shower Over Bath And Separate WC
- Useful Hallway Storage Cupboard
- Beautiful Original Stain Glass Window
- On-Street Parking
- Excellent Access To Derby City Centre and Royal Derby Hospital
- Available Immediately

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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