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Apartment 13, 137, DE23
£1,300 Per month



CURRAN BIRDS + CO

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



CLOSE TO THE ROYAL DERBY HOSPITAL - AVAILABLE JULY - A recently constructed and beautifully appointed three bedroom ground floor apartment, available on a furnished basis and set within this highly convenient location close to Littleover Village, The Royal Derby Hospital and offering easy access to Derby City Centre.

This most spacious three bedroom ground floor apartment offers stylish contemporary themed accommodation that benefits from solar panels, electric heating, uPVC double glazed windows and has the benefit of an allocated parking space with EV charging point.

Internally the accommodation in brief comprises: spacious living dining kitchen that provides access to all three bedrooms and a contemporary four piece bathroom suite. The spacious primary bedroom also has the benefit of an en-suite shower room.





The Detail

This ground floor apartment has been thoughtfully designed to offer modern, low-maintenance living in a well-connected location. At its heart is a spacious open-plan living, dining, and kitchen area, finished with grey wood-grain effect laminate flooring and large windows that fill the space with natural light. The contemporary kitchen features integrated appliances, metro-style splashbacks, a brushed stainless steel sink, and an electric cooker with induction hob and extractor.

There are three well-proportioned bedrooms, all with fitted wardrobes. The primary bedroom is positioned to the rear and benefits from an en-suite shower room and bedside units, while bedroom two is a generous double with dual-aspect windows. Bedroom three, currently used as a study, also includes fitted storage and a side window.

A stylish four-piece bathroom serves the apartment, with a clean, modern finish. Externally, there's an allocated parking space with an EV charging point in the resident car park. A smart, energy-efficient home in a desirable setting.





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The Location

Manor Road is located in the desirable Littleover Village, known for its welcoming community and excellent local amenities. You'll find Insomnia coffee shop, a petrol station, and a well-stocked supermarket close by, offering everyday convenience. Kingsway Retail Park is just a short drive away, providing a wide range of shopping options.

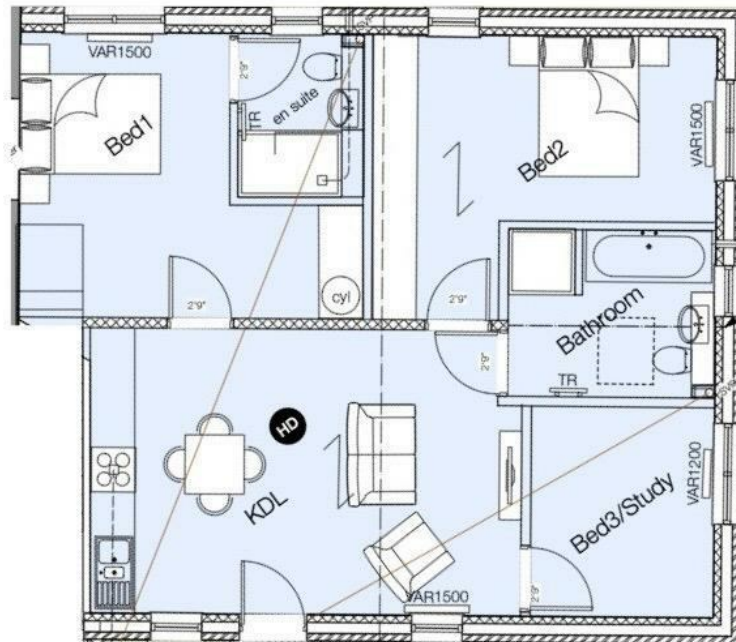
The property is also close to excellent schooling and is just a short distance from The Royal Derby Hospital, making it ideal for both families and healthcare professionals. Transport links are excellent, with quick access to the A38 and A50, leading to the M1 motorway, and regular bus services along Burton Road to Derby City Centre.

For outdoor enthusiasts, local attractions include King George V playing fields and Littleover Tennis Club. Mickleover Golf Club, with its superb facilities and social clubhouse, is also nearby, offering a great option for golf lovers. This vibrant village, surrounded by green spaces, is well-connected and offers a perfect blend of convenience and community.









The Particulars

- Spacious Three Bedroom Ground Floor Apartment
- Recently Constructed - Quality Specification
- Ideal for Employees of the Royal Derby Hospital - Just a short walk away
- Solar Panels, Electric Heating & uPVC Double Glazing
- Superb Open Plan Living Dining Kitchen
- Three Bedrooms & Contemporary Four Piece Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Parking Space with EV Charging Point
- Easy Access to Derby City Centre & Close to Littleover Village Centre
- Available August - Furnished

Size

Approx 748.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's Talk

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