



HEATH AVENUE, LITTLEOVER, DERBY

PRICE £995 PER

MONTH
2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO HEATH AVENUE

A most attractive and contemporary styled recently built second floor apartment, ideally positioned within the heart of Littleover Village. This beautifully presented property offers stylish and well proportioned accommodation, finished to a high specification and designed around modern living. The impressive open plan living dining kitchen provides an excellent central living space, complemented by two generous double bedrooms, including a principal bedroom with its own en-suite shower room. The property further benefits from a contemporary family bathroom, integrated kitchen appliances and secure gated allocated parking. Offered unfurnished and available for immediate occupation, this superb apartment provides an excellent opportunity to rent a quality modern home in one of Derby's most sought after residential locations.

THE DETAIL

A superb recently built second floor apartment which has been finished to a high specification and offers stylish contemporary accommodation throughout. The property is entered via a secure communal entrance with individual letterboxes, leading into the apartment's welcoming reception hallway.

The impressive open plan living dining kitchen provides a spacious and versatile principal living area, with the modern fitted kitchen incorporating a range of integrated appliances including washing machine, dishwasher, fridge and freezer. There is excellent space for both comfortable seating and dining, creating a particularly sociable living environment.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room with shower cubicle. A contemporary three-piece family bathroom completes the accommodation and includes a rainfall shower over the bath.

Further benefits include gas central heating, secure gated allocated parking for one vehicle and additional visitor parking. The property is offered unfurnished and is available for immediate occupation, subject to satisfactory referencing.

The Location

Littleover is an established and highly regarded residential suburb of Derby, offering an excellent combination of village amenities, convenient transport links and easy access to Derby City Centre. The





Brambles occupies an enviable position within the heart of Littleover Village, with a good range of local shops, everyday amenities, cafés and public transport facilities all within easy reach.

The area is particularly well placed for commuters, with excellent road connections providing swift access to the A38, A50 and Derby Inner Ring Road, together with the wider motorway network.

Derby City Centre is readily accessible, whilst major employment destinations including Rolls-Royce and the Royal Derby Hospital are also within convenient commuting distance.

With its desirable village setting and excellent connectivity, Littleover continues to be a popular choice for professionals and those seeking a modern home within easy reach of Derby and the surrounding area.

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

CB+CO







THE PARTICULARS

APPROX

753.48 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Recently Built Second Floor Apartment
- Finished To A High Specification
- Two Generous Double Bedrooms
- En-Suite Shower Room To Principal Bedroom
- Stylish Open Plan Living & Kitchen
- Integrated Appliances Included
- Contemporary Family Bathroom
- Secure Gated Allocated Parking
- Prime Littleover Village Location
- Available For Immediate Occupation

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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