BLAGREAVES AVENUE, LITTLEOVER, DERBY

PRICE £800 PER MONTH

2 BEDROOM | 1 BATHROOM | 1 RECEPTION

WELCOME TO BLAGREAVES AVENUE

Located on the first floor of Blair House on Blagreaves Avenue, this two-bedroom apartment offers a well-balanced layout in a residential area known for its practicality and strong local connections. Within the catchment for Derby Moor and only a short walk from the shops at the end of Blagraeves Lane, the setting suits those seeking easy access to key employers including Rolls Royce, Toyota, and Derby Royal Hospital.

Accessed via a secure telecom intercom system, the apartment opens into a private hallway leading through to each of the main rooms. The lounge is a comfortable, good-sized space with UPVC double-glazed windows and electric heating. The adjacent kitchen is designed for efficiency, with fitted wall and base units, work surfaces, an integrated electric hob, and space for a fridge, freezer, and washing machine (with plumbing in place).
Both bedrooms are doubles, offering flexibility for sharers, couples, or those working from home. The bathroom includes a full-sized bath with electric shower, washbasin, WC, and an LED-lit mirror.

The apartment's location provides easy access to local green spaces and everyday amenities. Blagreaves Avenue is well connected by local transport routes, with nearby shopping and leisure facilities all within walking distance.
A straightforward and well-situated apartment, offering two double bedrooms and a practical layout in a location with strong local convenience.

THE DETAIL

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

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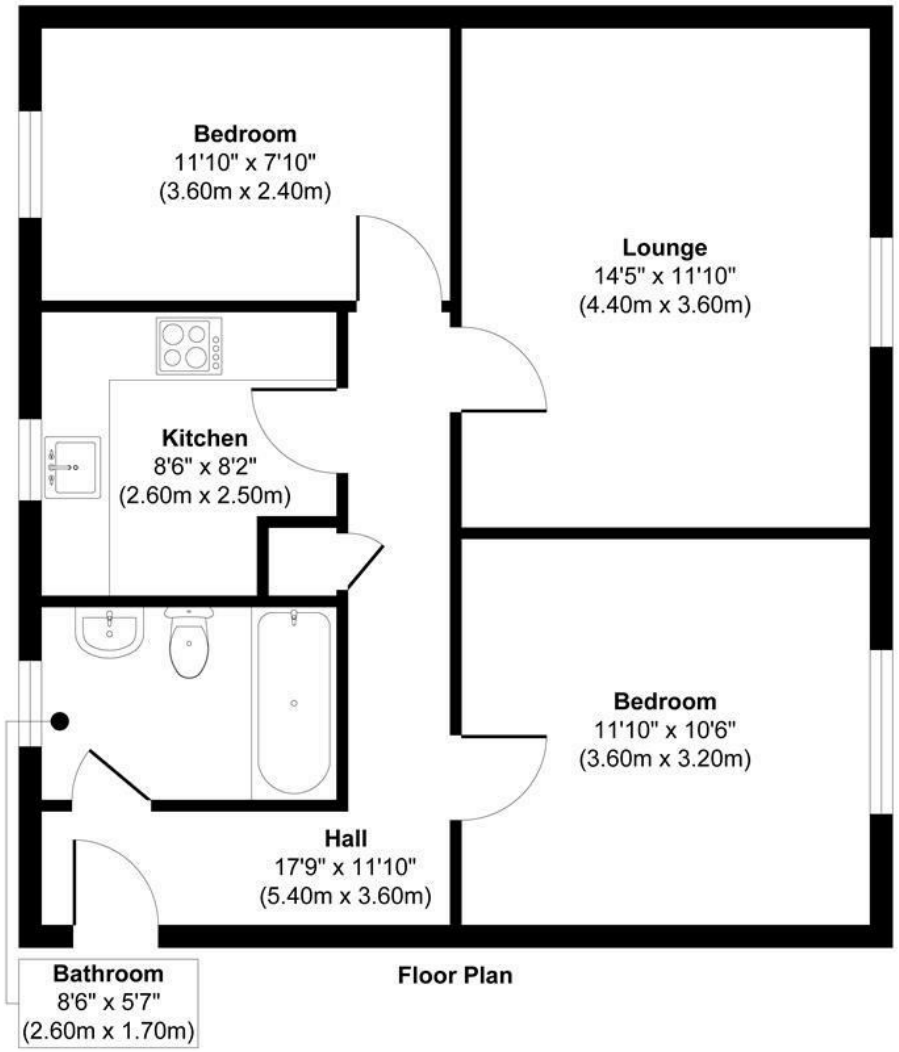
PRIVATE
PROPERTY
WHEEL
CLAMPING IN
OPERATION.
REMOVAL FEE
£25

8 Blair House



Floor Plan

Approx. Gross Internal Floor Area 620 sq. ft / 57.67 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

617.00 sq ft

EPC RATING

E

COUNCIL TAX BAND

A

- Available Start of November
- First Floor Apartment In Popular Residential Area
- Spacious Lounge With UPVC Double-Glazed Windows And Electric Heating
- Separate Fitted Kitchen With Integrated Hob And Appliance Space
- Modern Bathroom With Full-Sized Bath, Electric Shower, And LED Mirror
- Generous Room Sizes And Well-Balanced Layout
- Secure Telecom Intercom System For Entry
- Within Catchment For Derby Moor Academy
- Short Walk To Local Shops On Blagreaves Lane
- Convenient Access To Rolls Royce, Toyota, And Derby Royal Hospital

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

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

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MICKLEOVER

THE STUDIO

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Derby,
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