



Affitto Estate Agents proudly brings to the market this FULLY FURNISHED, MODERN TWO-BEDROOM, TWO-BATHROOM APARTMENT ideally situated in the heart of Derby City Centre. This stylish property offers comfortable and convenient living, just a short walk from a wide range of amenities, restaurants, shops, and excellent transport links.

Upon entering the apartment, you are welcomed into a spacious open-plan lounge and kitchen area. This bright and airy space is tastefully furnished and designed to a high standard, making it perfect for both relaxing and entertaining. The kitchen features a range of base and wall units, as well as essential white goods including a hob, oven, washing machine, and fridge freezer.

Both bedrooms are generously sized doubles, each furnished with a double bed, a chest of drawers, two bedside tables, a lamp, and a wardrobe, offering ample storage and a comfortable living environment.

The property benefits from two contemporary bathrooms. The main bathroom comprises a toilet, hand wash basin, and a full-size bathtub with a shower attachment. The second bathroom is designed as an en-suite and includes a toilet, hand wash basin, and a large walk-in shower cubicle, all finished with modern fixtures and fittings.

Located in the sought-after Derby City Centre, this apartment is perfectly positioned for professionals or small families seeking modern urban living. With excellent public transport options and close proximity to local attractions, this property offers both style and convenience.

CONTACT US TODAY to arrange a viewing.


Deposit: £1,211.53

Holding Deposit: £242.30



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.