



The Studio Apartments, 44a, Apartment 1 Agard Street, Derby, DE1 1DZ

£850 Per Calendar



A superbly appointed two bedroom ground floor apartment with living kitchen including appliances, shower room and parking.



DIRECTIONS

Agard Street is part of a one way system as is best approach from Ashbourne Road and following signs for the city centre, the road will swing sharply to the left, then back to the right, the entrance to the development will be a short distance on the right.

Viewers are advised to approach the development as pedestrians, parking in nearby 'pay and display' zones.

This efficiently developed apartment building comprises three apartments across three floors, each having a private hallway, open plan living kitchen including an oven, hob, extractor fan, washing machine and fridge freezer, two bedrooms and a shower room.

The apartments are all double glazed and heated by traditional radiators with via a modern electric boiler.

Externally each apartment is allocated one parking space, there is also a bike storage area and bin store.

Agard Street is centrally located within the city of Derby close to the Friar Gate area, home to many popular public houses and restaurants as well as leading into the main shopping streets and Derbion indoor shopping centre.

Viewings available soon - call now to be amongst the first to view.

ACCOMMODATION

Entering the property into a communal hallway with stairs to the first and second floors.

PRIVATE HALLWAY

Windows, radiator, good storage space, telephone intercom.

LIVING KITCHEN

13'4" x 13'2" (4.06m x 4.01m)

A spacious 'L' shaped room appointed with a newly fitted kitchen having an electric oven and hob, exterior fan, washing machine, fridge and freezer, plant cupboard with hot water cylinder and electric boiler for central heating, space for a dining table and chairs, inset spotlights, window and radiator.

BEDROOM ONE

10'5" x 8'7" (3.18m x 2.62m)

BEDROOM TWO

10'4" x 8'8" (3.15m x 2.64m)

SHOWER ROOM

7'7" x 5'3" (2.31m x 1.60m)

Shower cubicle with mains overhead shower, wash basin and WC, window, chrome towel radiator, inset spotlights and extractor fan.

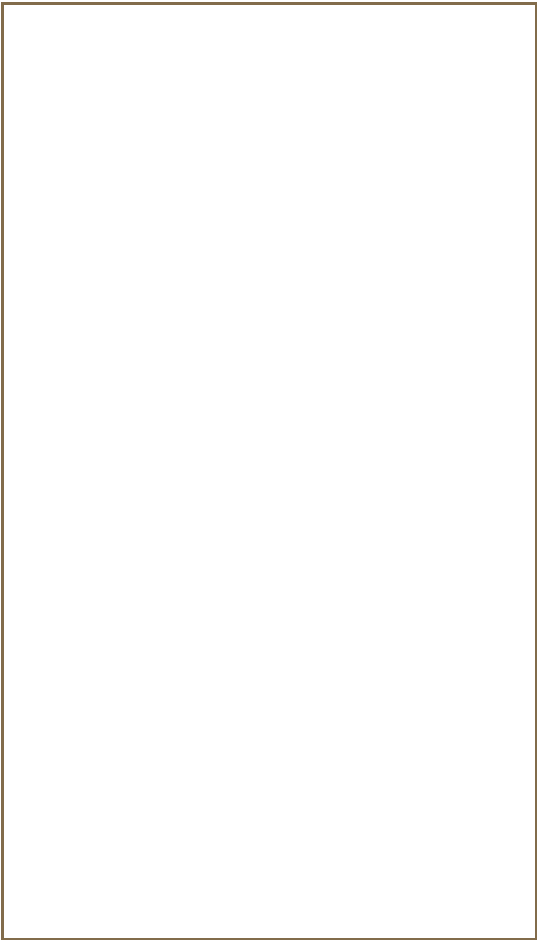
OUTSIDE

Single allocated car parking space. Bike and bin store.

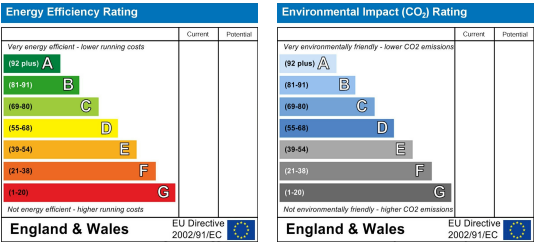
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk