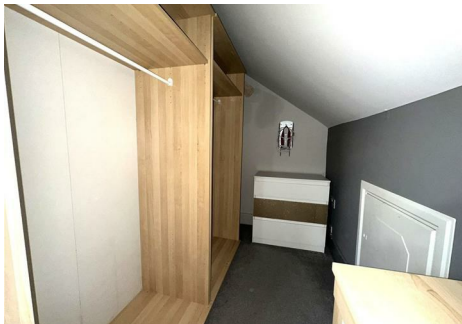




Flat 1, 2B Derby Road, Sandiacre, Nottingham, NG10 5HS

£775 PCM

- 1 Bathroom
- 1 Bedroom
- Part Furnished
- Sandiacre
- 1 Reception
- Driveway Parking Available
- Flat

2B Derby Road, Nottingham NG10 5HS

*** WELL-PRESENTED ONE-BEDROOM FLAT WITH GAS & ELECTRIC INCLUDED IN THE RENT ***

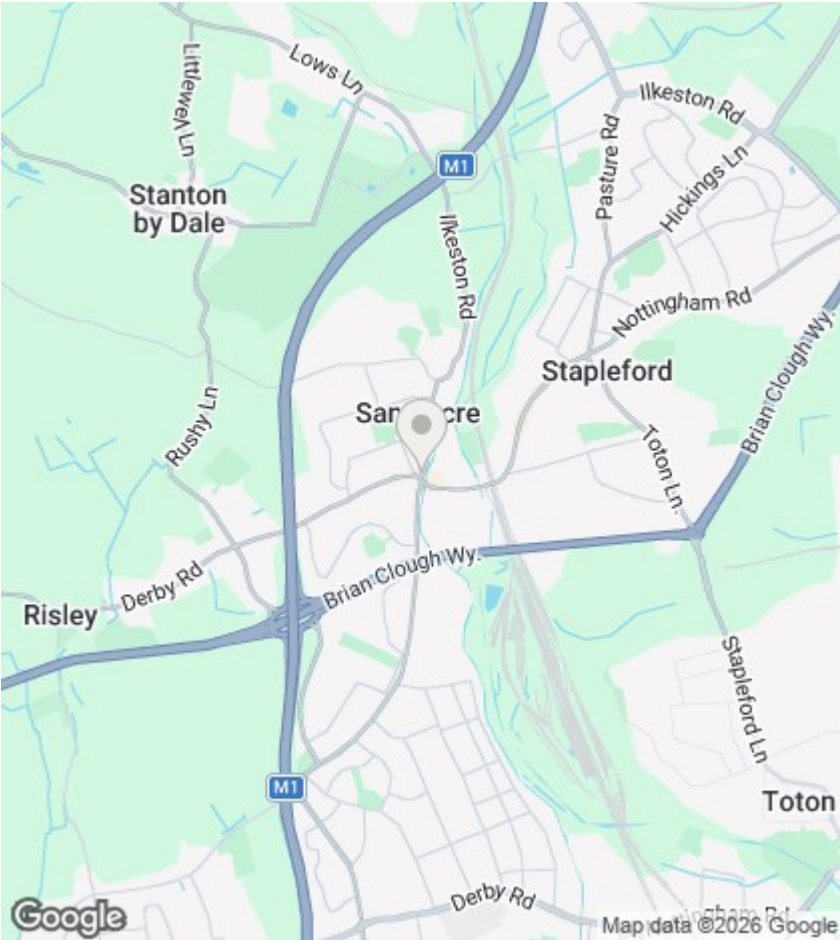
Robert Ellis are delighted to present this well-presented one-bedroom first floor duplex flat, offering modern open-plan living in a convenient location. Situated on Derby Road in Sandiacre, the property is a short walk away from local amenities including various shops, supermarkets, and restaurants.

The property is briefly comprised of: bright and spacious open-plan lounge/kitchen, the kitchen area is fitted with contemporary white units, tiled splashbacks, and comes complete with appliances including oven, hob, washing machine and freestanding fridge-freezer. The lounge area provides a comfortable space for seating and dining, with neutral décor and ample natural light.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC