



DM&Co.
— SALES & LETTINGS —

Apartment 14A, 2, Fox
House Erasmus Drive
DE1 2EH

This Luxury One-Bedroom Ground Floor
Apartment Benefits From Allocated Parking,
An On-Site Gym & Communal Workspaces –
Available Now & Offered Furnished!

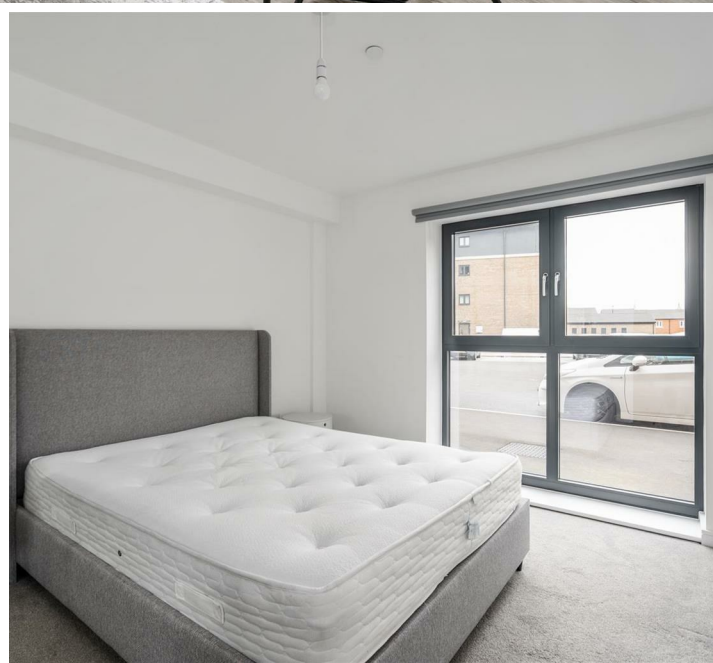
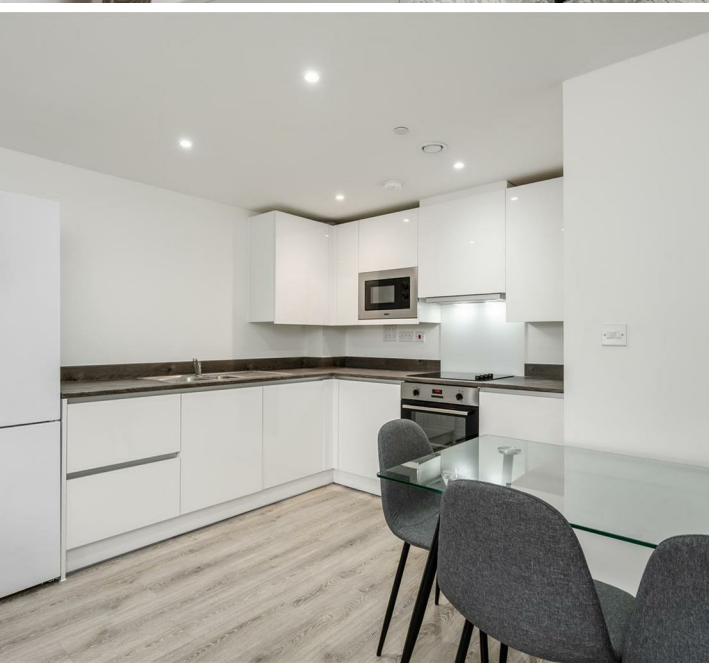


DETAILS

This beautifully presented apartment features a welcoming entrance hall, a stylish open-plan lounge and fully fitted dining kitchen complete with white goods. The spacious double bedroom includes fitted wardrobes, and the modern bathroom is equipped with a bath, overhead shower, WC, and wash hand basin.

Located within a sought-after development, residents benefit from access to an on-site gym, communal workspaces, and secure entry to all buildings.

Derby Council - Tax Band A



OUTSIDE & LOCATION

Outside, the property includes an off-road parking space for one vehicle.

Ideally located in the heart of Derby, the apartment offers easy access to the city centre and a range of local amenities. It is also conveniently situated near Florence Nightingale Community Hospital and Derby Train Station.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 84%

Vodafone - 71%

3 - 79%

O2 - 79%

Broadband Availability -

Openreach, OFNL

Broadband Type

Standard 16 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 900

Mbps (Highest available upload speed)

Low Flood Risk



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Luxury Ground Floor Apartment
- Spacious Open Plan Kitchen/Living Area
- Fully Fitted Kitchen With White Goods
- Generous Double Bedroom With Built-In Wardrobes
- Modern Bathroom
- Access To On-Site Residents Gym & Communal Workspaces
- Off-Road Parking For One Car Included
- Holding Deposit - £196.00
- Security Deposit - £980.76
- Available NOW On A Furnished Basis

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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