



2 Bed Flat/Apartment

44A Agard Street
Derby
DE1 1DZ

£895 Per Calendar Month

Fletcher
& Company

44A Agard Street
Derby
DE1 1DZ



- An Amazing Two Bedroom Stylish & Contemporary Apartment
- Allocated Car Parking Space Set Back From The Road
- Council Tax A Band
- Outstanding Location
- Recently Fitted Kitchen & Bathroom
- Open Plan Kitchen / Living Area
- Exceptional Communal Areas With Secure Entry
- Walking Distance To Derby City And All That Offers
- Viewing Is A Must
- Immaculate Property

The Studio Apartments, Agard Street - Stylish, Contemporary and Available.

This efficiently designed apartment building is arranged over three floors, with one apartment per level. Each property benefits from its own private entrance hallway leading to a bright open-plan kitchen / living area, the kitchen is fully equipped with an oven, hob, extractor fan, washing machine, and fridge freezer. There are two well-proportioned bedrooms and a contemporary shower room in each apartment.

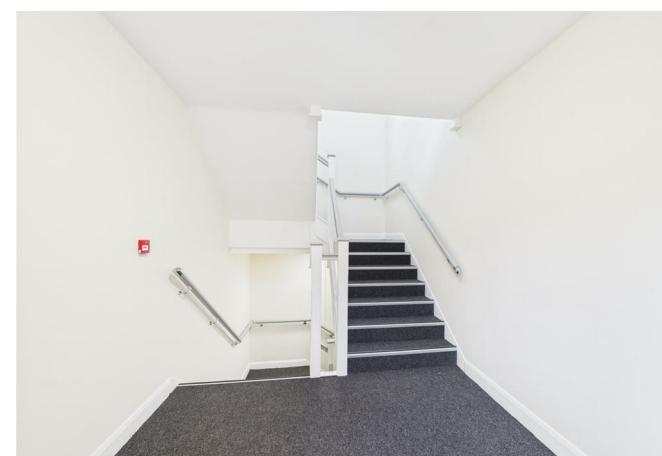
The apartments are double glazed throughout and heated via traditional radiators which are powered by a modern electric boiler.

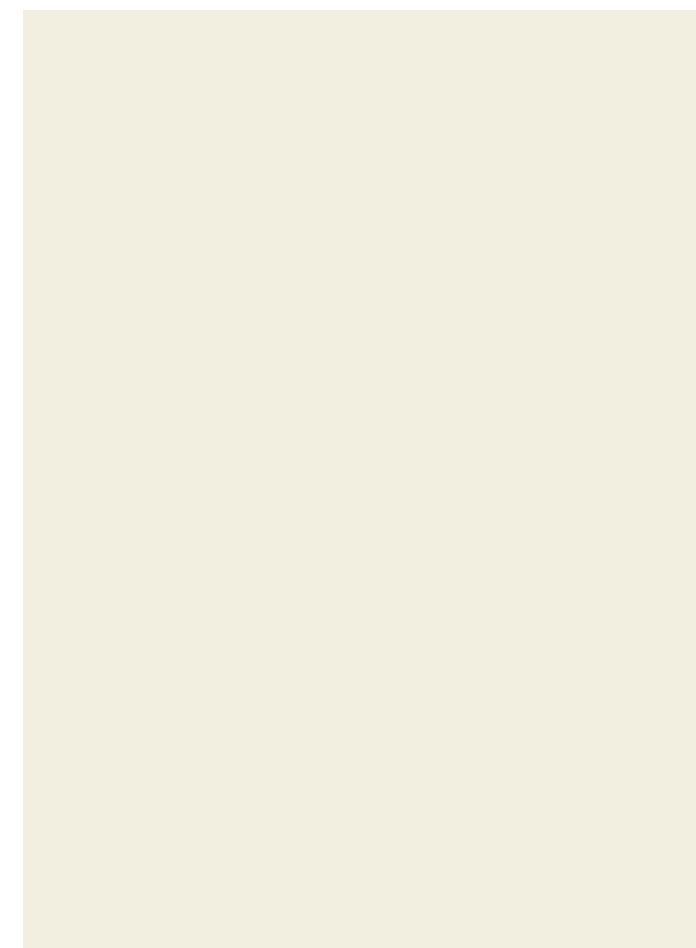
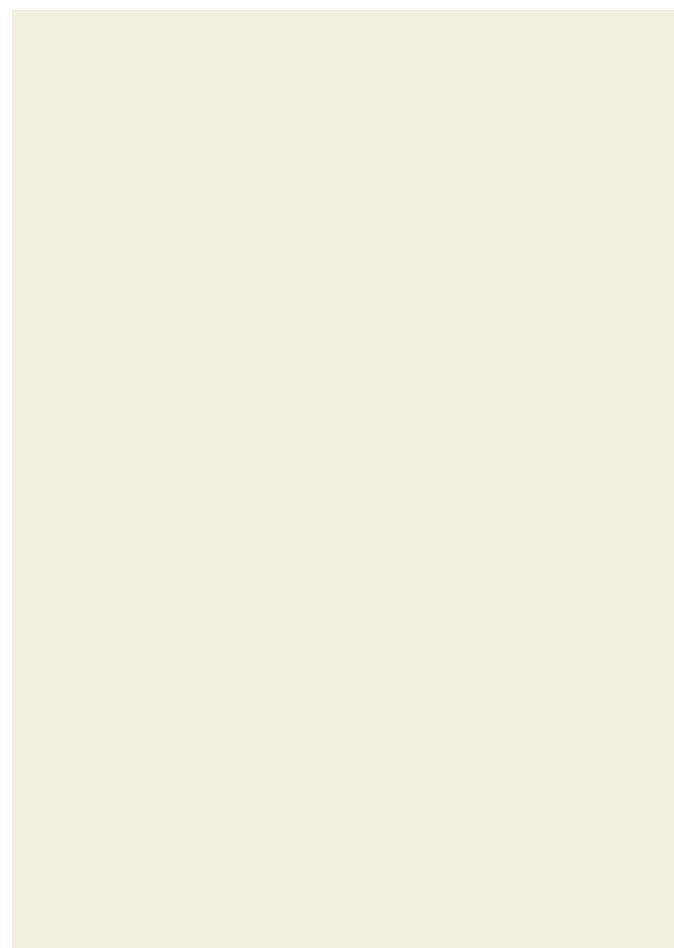
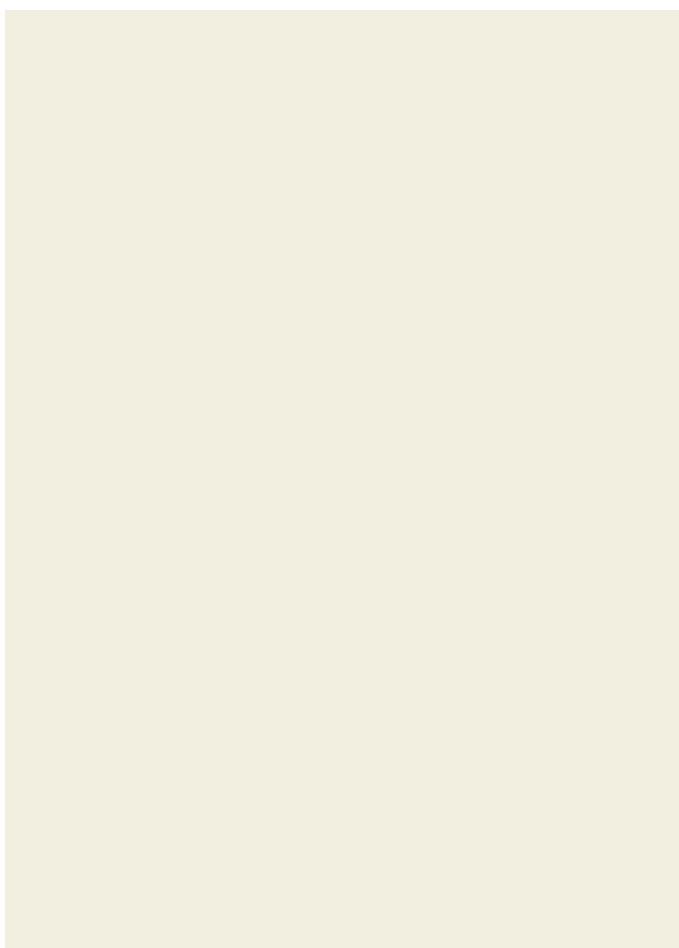
Externally, each apartment is allocated one off-road parking space. There is also a secure bin store and cycle storage area for residents.

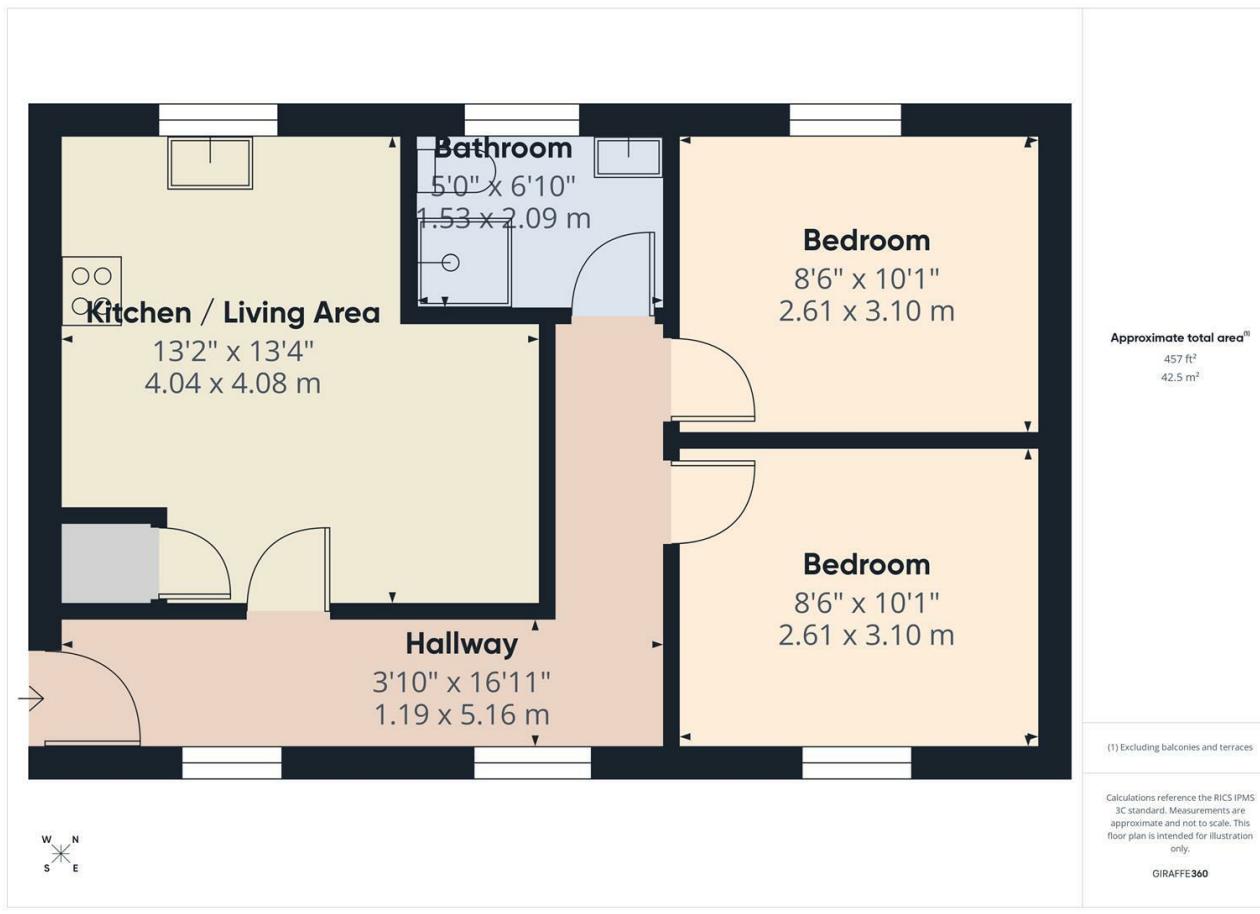
Agard Street is centrally positioned within Derby City Centre, close to the popular Friar Gate area, well known for its range of independent bars, restaurants, and public houses. The location also provides easy access to Derby's main shopping streets and the Derbion Shopping Centre, along with excellent transport links.

Directions & viewings

This fantastic apartment is positioned nicely off the road so please discuss the fine location whilst creating your appointment to view this great property.







These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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