2 Bed Flat/Apartment

45 John Street, Derby DE1 2EX
£925 Per Calendar Month

2 nul 2 B

Fletcher
& Company

www.fletcherandcompany.co.uk

- Two Double Bedrooms
- Ensuite to Master & a Family Bathroom
- Integrated Fridge/Freezer
- Washing Machine and Dryer Included
- Short Walk to Derby City Centre
- Close to Derby Train Station/Easy access to A52
- Council Tax Band A
- EPC Rating B
- Second Floor Apartment
- Available February 2026

Available Mid To Late February 2026 - A Two 2 Double Bedroom 2 Bath Apartment. This unfurnished 2-bedroom property. Neutrally decorated throughout.

Introducing a stunning second floor apartment in a recently built development, boasting modern living in a highly desirable location. This unfurnished property features two spacious bedrooms, offering ample space and comfort.

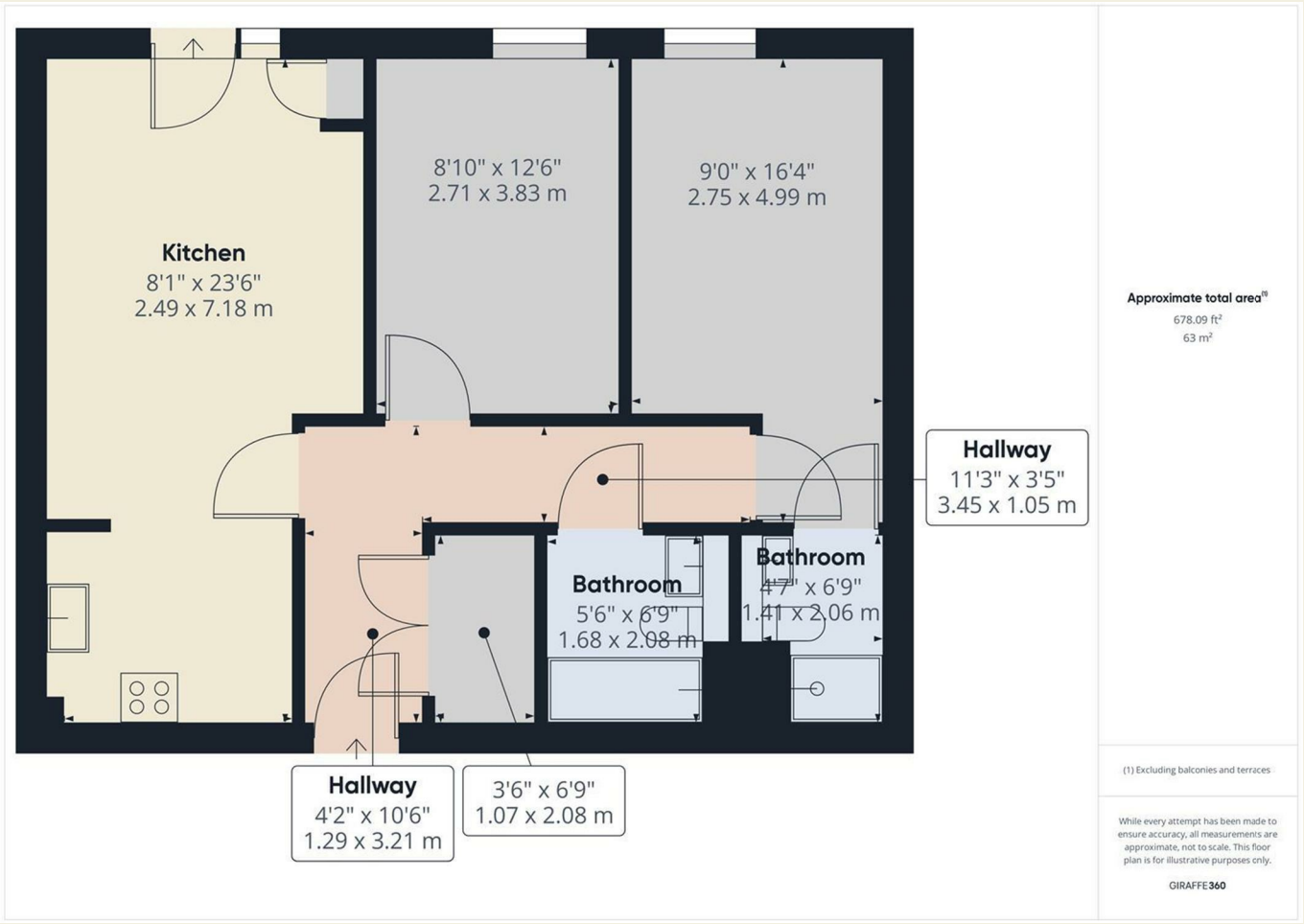
The open-plan living area is perfect for entertaining guests or unwinding after a long day. The kitchen is fitted with top-of-the-line appliances, ensuring a seamless cooking experience. The kitchen benefits from a integrated fridge and freezer. Washing machine and dryer are included with the property and fit wonderfully well in the large storage cupboard. The property also benefits from having tastefully fitted blinds at all windows within this apartment.

The property looks over the nicely maintained communal garden that offers partial views of the city, as well as access to a secure bike shed.

Located in a sought-after area, residents will enjoy easy access to local amenities, including shops, restaurants, and leisure facilities. Excellent transport links are also within close proximity, making commuting a breeze.

Council Tax A. EPC - B. Available Soon. Short and Long Term Lets Available. On Street Parking Available Locally.

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 and Messrs. Fletcher & Company nor any person employed has any authority to 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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