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1 Bed Flat/Apartment

24 Duffield Road  
Five Lamps  
Derby  
DE1 3BG

£800 Per Month

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Fletcher  
& Company

24 Duffield Road  
Derby  
DE1 3BG



- Available Immediately
- Ground Floor Self Contained Apartment
- Five Lamps Area
- On Street Parking
- Close to Bus Stops
- Walking Distance To Derby City
- Immaculately Presented Throughout
- Available Long Term
- Short distance to Cathedral quarter and beautiful Darley Park
- Extremely convenient location

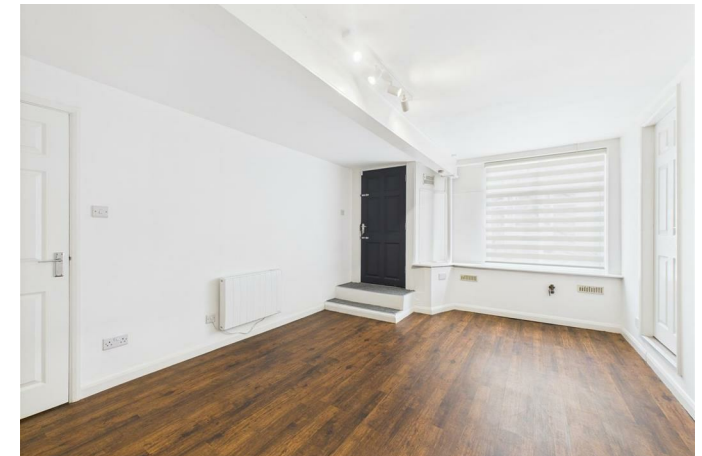
Available immediately, this immaculately presented ground floor apartment offers modern accommodation within walking distance of Derby city centre.

Situated in the heart of the highly convenient Five Lamps area, the property enjoys excellent access to a wide range of local amenities including supermarkets, cafés, restaurants, gyms and independent retailers. Derby City Centre, the Cathedral Quarter and Derbion Shopping Centre are all within easy reach, offering an extensive range of shopping, leisure and entertainment facilities.

The location is also well positioned for access to Derby Railway Station, Pride Park, Rolls Royce, Alstom and the Royal Derby Hospital, making it ideal for fast access throughout Derby and beyond. Excellent road links are available nearby including the A52, A38 and A50, providing straightforward access to Nottingham, Burton upon Trent and the M1 motorway network.

The accommodation itself comprises a well presented kitchen, modern shower room, comfortable living room and separate bedroom, all finished to a clean and contemporary standard.

An ideal apartment for those seeking low maintenance living in a central and well connected Derby location.





### **The Location**

The property's location is in the highly sought after Five Lamps conservation area of Derby, just north of the city centre and close to the attractive Cathedral Quarter, Sadlergate and Irongate. In this area there is a selection of architecture and an impressive cathedral, a varied selection of restaurants, bars and cafes. The property is also convenient for beautiful Darley Park and walks along the river Derwent. There is also easy access to the nearby ring road, A38 and A52. Excellent schooling in the area including Landau Forte College. Markeaton, Ashgate and St Marys primary schools. Also Derby boys grammar school and Derby High in nearby Littleover.

### **Accommodation**

### **Ground Floor Apartment**

The ground floor flat benefits from electric heating.

#### **Lounge**

15'10" x 11'7" (4.85 x 3.54)

#### **Kitchen**

10'0" x 7'1" (3.07 x 2.18)

With induction hob, electric oven and plumbing for washing machine

#### **Bedroom**

16'8" x 8'2" (5.10 x 2.50)

#### **Shower Room**

9'8" x 4'3" (2.96 x 1.30)

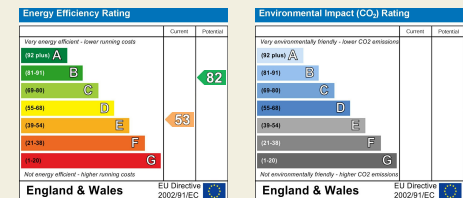
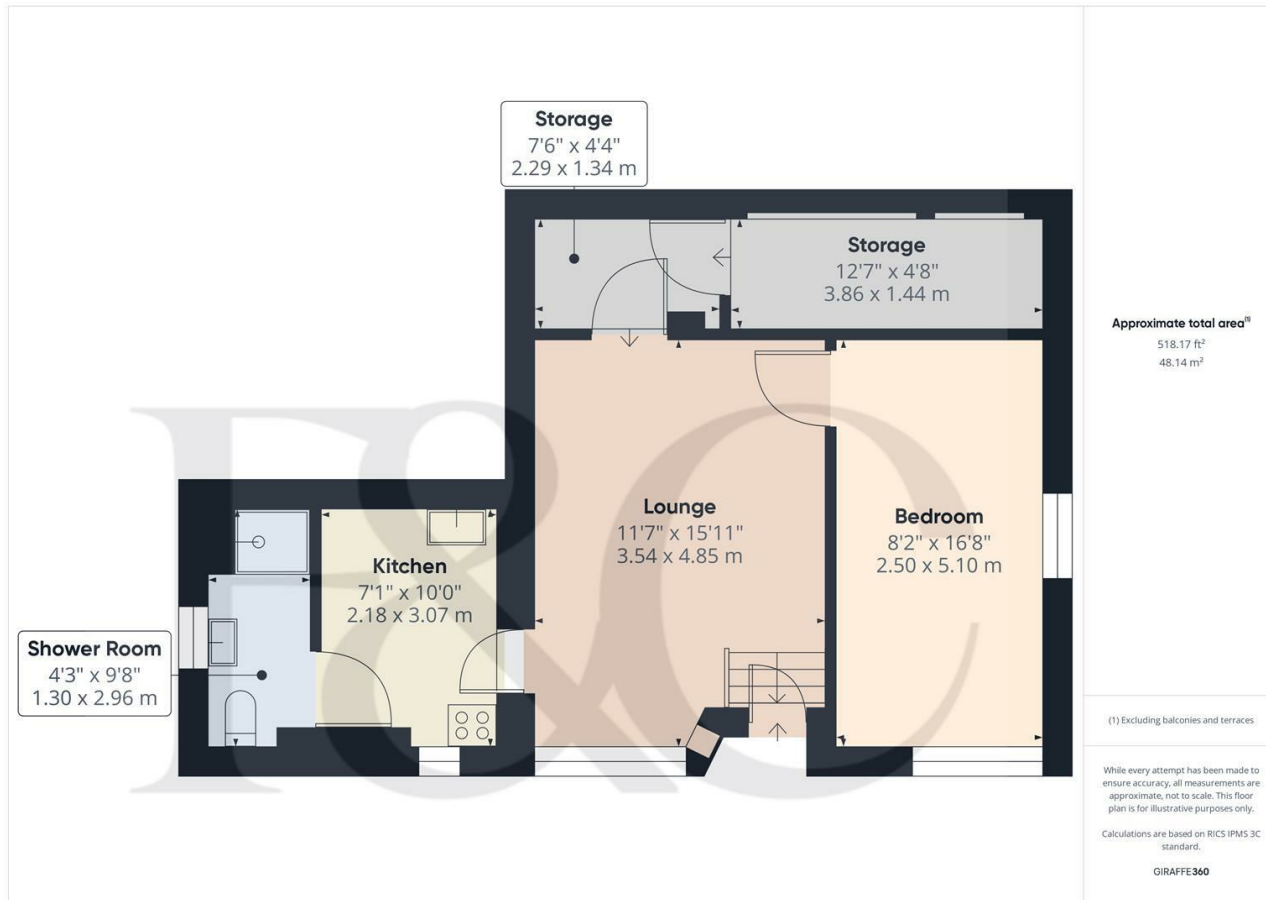
With low flush WC, wash handbasin, shower cubicle and heated towel radiator.

### **Council Tax Band D**

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