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2 Bed Flat/Apartment

5 St. Quentin Close  
Derby  
DE22 3JT

£950 Per Calendar Month

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**Fletcher**  
& Company

# 5 St. Quentin Close Derby DE22 3JT



- Available Immediately
- Ground Floor Flat With Two Double Bedrooms
- Moments Away From Derby Royal Hospital (Walking Distance)
- Available Unfurnished
- Rear Garden With Two Outbuildings (Both With Power)
- A Very Flexible & Spacious Property
- Council Tax Band A
- Close To Amenities & Major Road Networks
- Viewing Is Firmly Advised To Appreciate This Property
- Street Parking

Ground Floor & Flexible Property - Offered to the market is this well presented two bedroom ground floor flat, ideally located just off Manor Road, Littleover, providing convenient access to Royal Derby Hospital, Derby city and beyond.

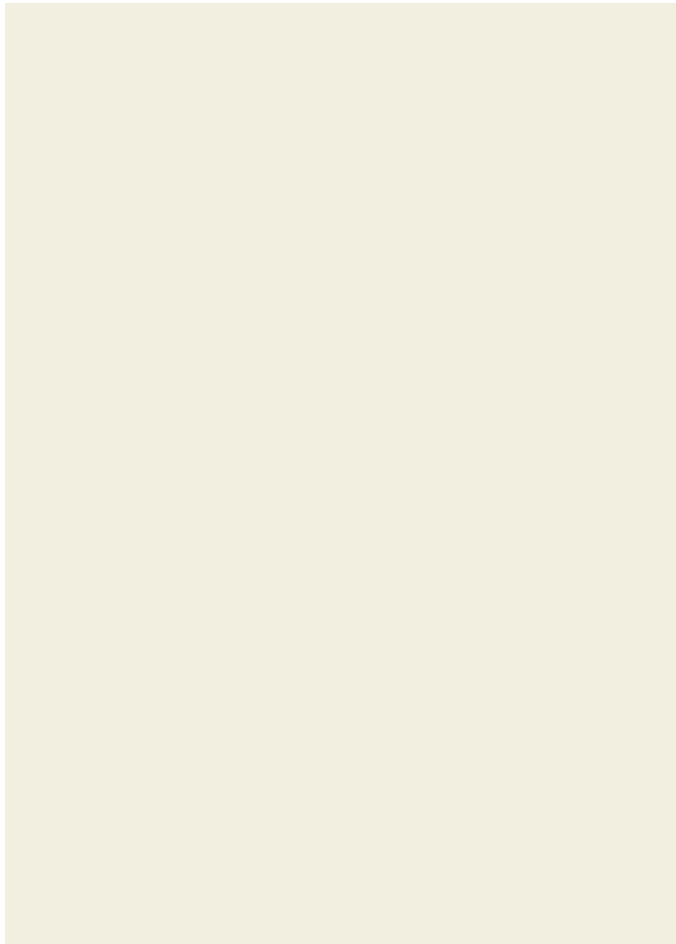
The property benefits from a generous plot complete with a rear garden. Internally, the accommodation comprises an entrance hallway leading to two well proportioned double bedrooms, a separate rear facing lounge creating a warm and cosy living space with a nice view over the rear garden, and a modern family bathroom fitted with a shower over the bath and a heated towel rail.

The galley style kitchen features contemporary white units, offering ample worktop and storage space. There is room for additional appliances, a useful pantry cupboard, and an external door providing direct access to the rear garden. The hallway also benefits from two additional storage cupboards.

Externally, the property offers a deceptively spacious rear lawn garden with planted areas. There are also two useful outbuildings, both with electricity, ideal for storage or practical use. Street parking is available.

The property is available unfurnished and immediately.

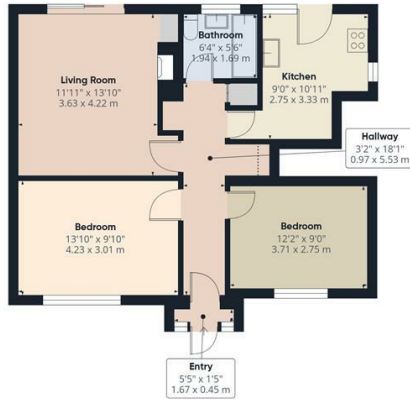




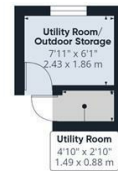
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Floor 0 Building 1



Floor 0 Building 2

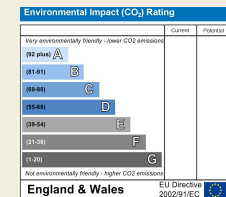
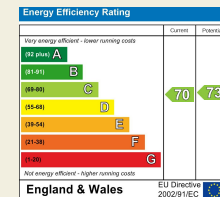
Approximate total area<sup>m</sup>  
 714 ft<sup>2</sup>  
 66.4 m<sup>2</sup>  
 Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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