



2 Bed Flat/Apartment

5 St. Quentin Close
Derby
DE22 3JT

£950 Per Calendar Month

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 Fully, Part Or 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

Offered to the market is this extremely 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.

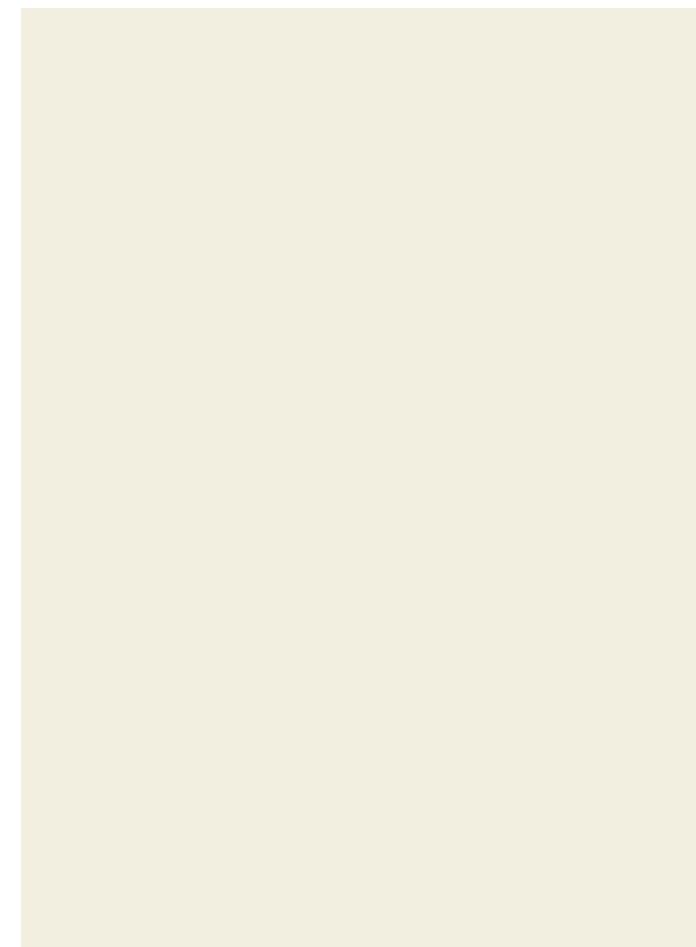
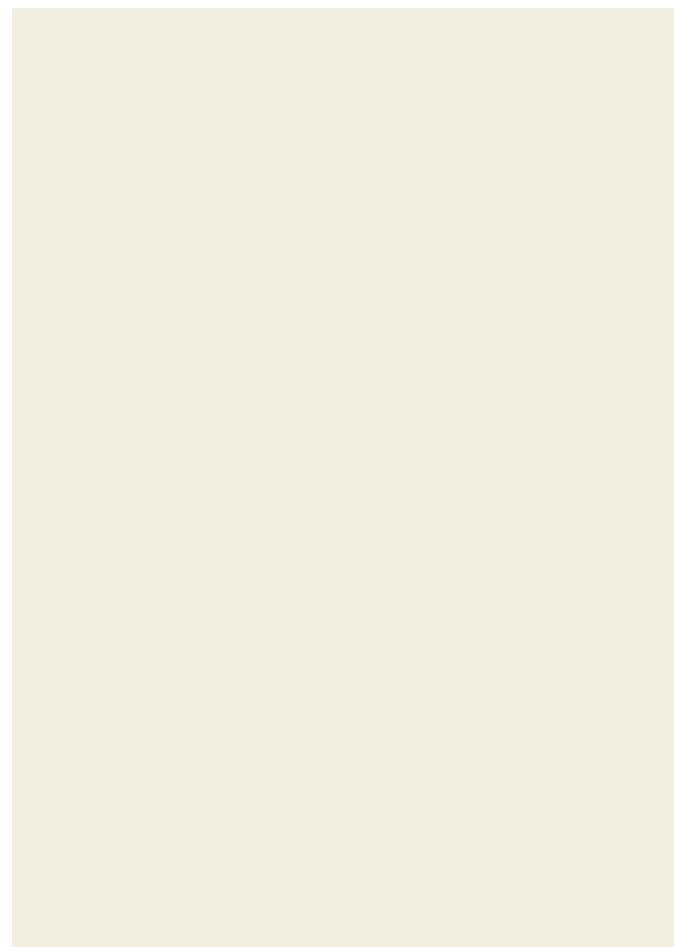
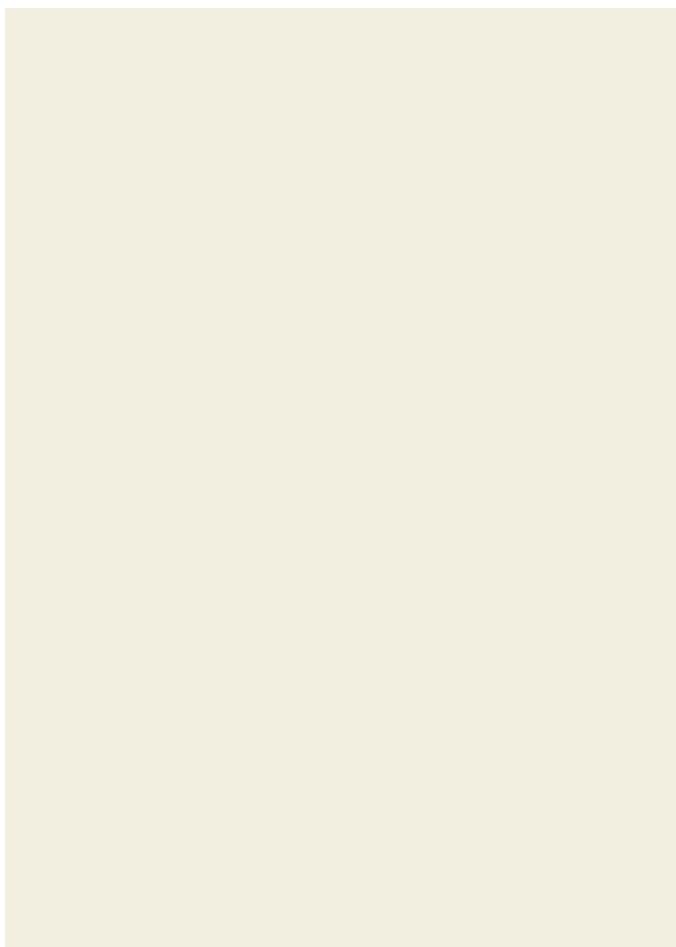
The property benefits from a generous plot complete with a rear garden. Internally, the accommodation comprises an entrance hallway leading to two well-proportioned double bedrooms, a separate rear facing lounge creating a warm and cosy living space with a nice view over the rear garden, and a modern 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 fully, part, or unfurnished and is ready for immediate, long-term occupation. Viewing is firmly advised to appreciate the quality and space that this ground floor flat offers *See floorplan*







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C	70	73
(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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