







\*\*\*\* PRIVATE PATIO AREA \*\*\*\*Welcome to this charming one-bedroom lower floor apartment located at Erasmus Drive in the vibrant city of Derby. This delightful property is ideally situated just a stone's throw away from Derby City Centre, offering you the perfect blend of convenience and comfort. with no upward chain. Open plan living with fitted kitchen, dining area and sitting room with doors onto the patio. Double bedroom and a bathroom. Do not miss the chance to make this lovely apartment your new home. Contact us today to arrange a viewing on 01332 331010











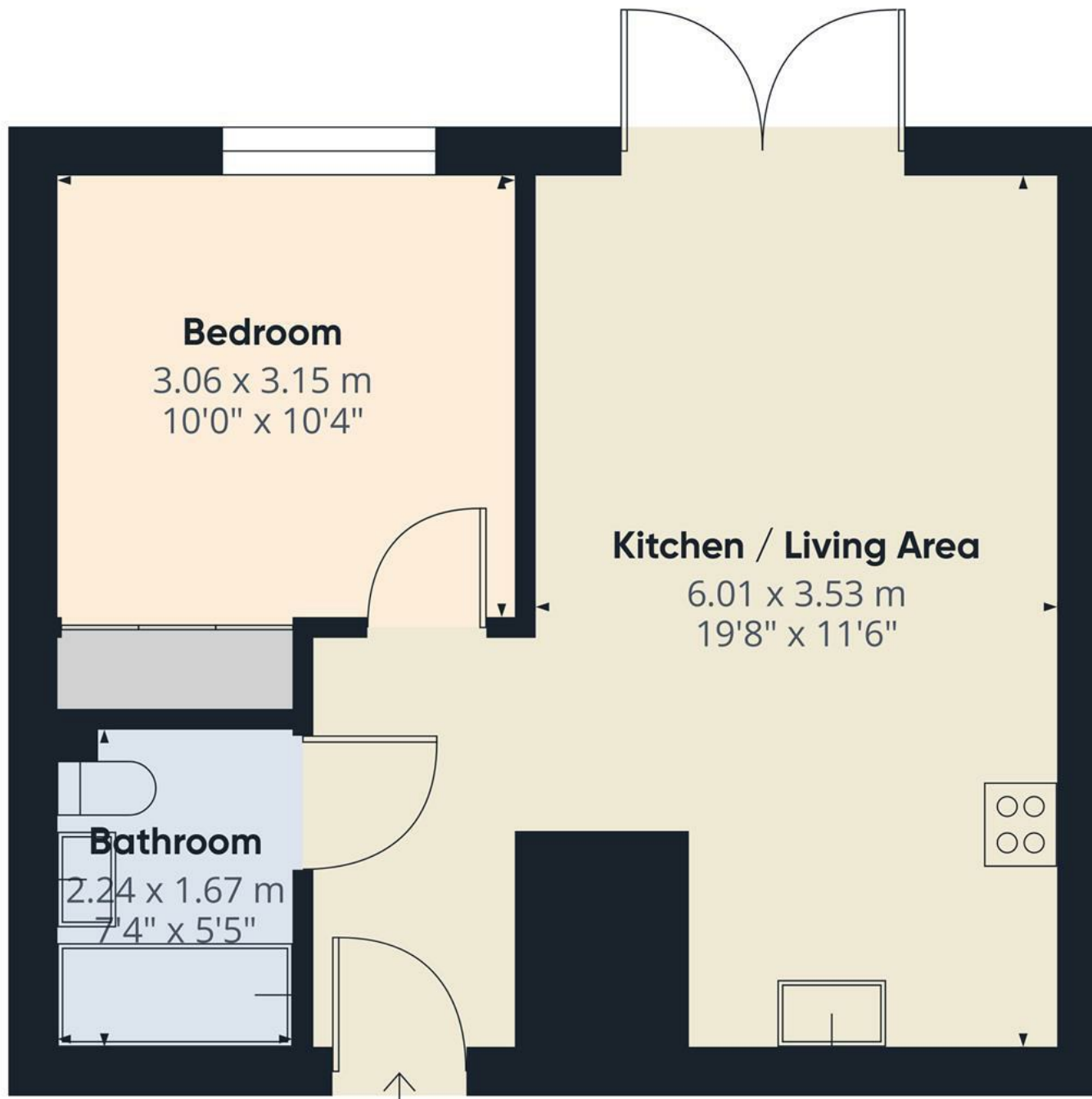












Approximate total area<sup>(1)</sup>

39.2 m<sup>2</sup>

423 ft<sup>2</sup>

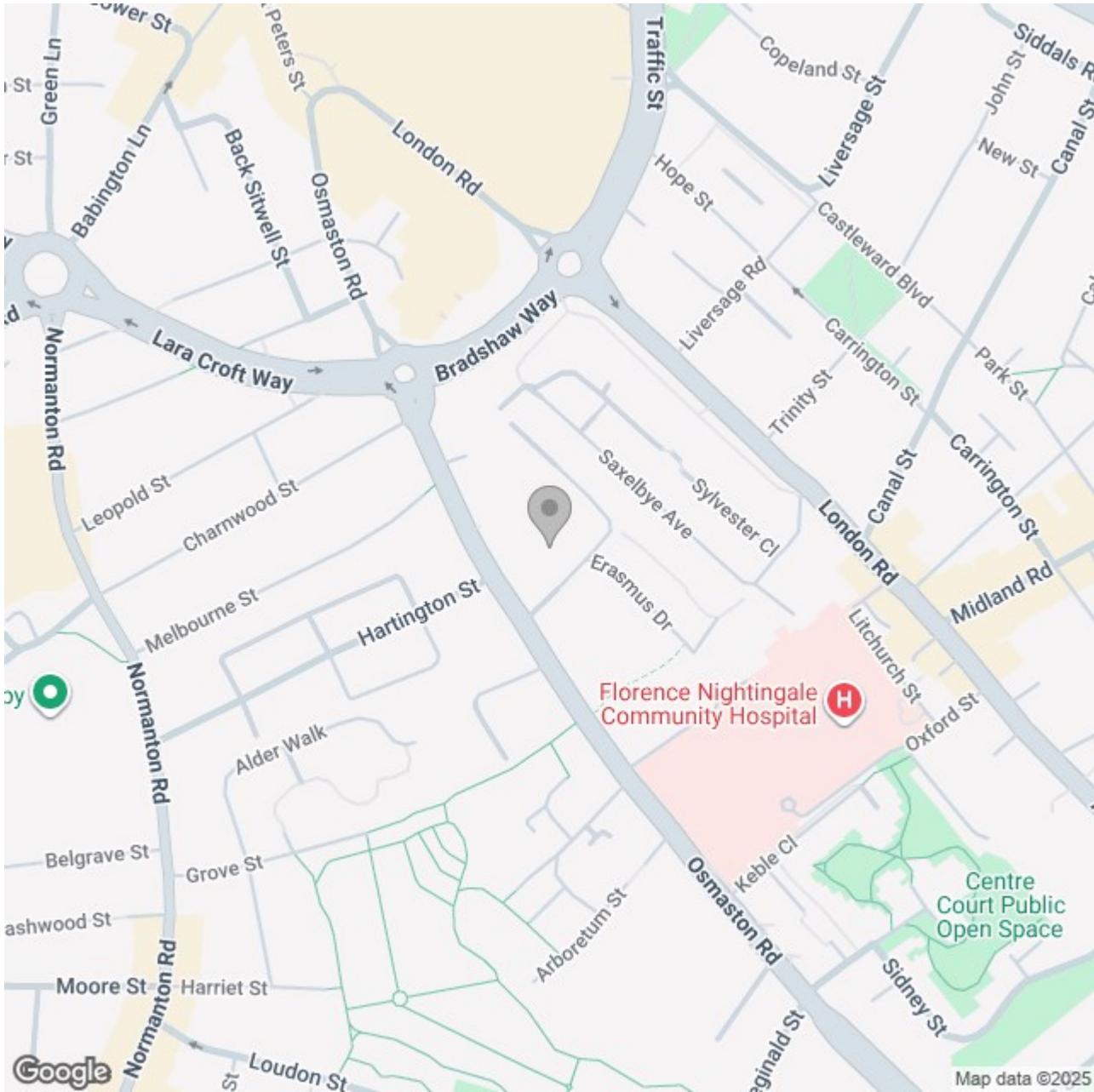
(1) Excluding balconies and terraces

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

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC