



Penthouse Suite

37 Castleward Court | Trinity Walk | Derby | Derbyshire | DE1 2JY

FINE & COUNTRY

PENTHOUSE SUITE

Indulge in the pinnacle of luxury living at 37 Castlewood Court. This exquisite three-bedroom penthouse offers an exceptional blend of space and elegance, featuring two private parking spaces and stunning city views, situated in Derby city centre.



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Penthouse Apartment

Step into this magnificent penthouse apartment, where sophistication and style greet you at every turn. As you enter, a gracious corridor leads you into the expansive open-plan living area, encompassing the kitchen, formal dining space, and an elegant entertainment and living room.

The penthouse apartment features three spacious double bedrooms, two of which benefit from ensuite facilities. Each room offers the flexibility to serve as a tranquil retreat or a stylish home office, catering to modern lifestyle needs. A well-appointed w/c and ample storage space further enhance the convenience of this impressive home. Before entering the main living area, you'll find a large storage cupboard, currently configured as a utility space, housing a washing machine, tumble dryer, and additional appliances.

The kitchen, perfectly positioned within the open-plan design, offers stunning views over the city skyline. Its thoughtful layout allows for seamless entertaining, ensuring that whether you are hosting guests or enjoying a quiet meal, the space can be fully utilised. The sleek breakfast bar creates a second dining area, complementing the formal dining space while providing a casual space for everyday living. Adjacent to the kitchen, the entertainment area provides ample space for a bar, piano, or additional relaxation zones.

The living room is a true highlight, offering abundant space and the potential for a variety of seating configurations. The standout feature is the log burner, an extraordinary element rarely found in an apartment, creating a cosy, welcoming atmosphere on chilly winter evenings. Expansive bifold doors seamlessly connect the interior to a private terrace, offering a perfect blend of indoor and outdoor living. When fully opened, they extend the apartment's living space, creating a sense of openness and freedom. From the terrace you are offered unparalleled views of the city below along with the countryside beyond, making it an ideal spot for relaxation or entertaining.









Seller Insight

“ When I first discovered this apartment, I was immediately drawn to its exclusive design, originally built with a professional footballer in mind. Although it was initially sold, fate had other plans, and six months later, I was offered the chance to make it my own. The panoramic views over Derby's skyline, stretching to Darley Dale and Nottingham, made this an easy decision.

Nestled atop one of Derby's tallest buildings, this apartment blends cosmopolitan city living with the peace of a secluded retreat. The underground walkway directly connects to the Derbion Shopping Centre and Evening Entertainment Centre, meaning everything you need, from dining to a night out at the cinema or theatre is right at your doorstep. For wellness enthusiasts, yoga and Pilates are available on the ground floor.

What sets this home apart is its prime location and unparalleled privacy. Despite being in the heart of the city, the apartment feels like an oasis, shielded from the hustle and bustle. The high elevation offers serene living, with no city noise or traffic to disturb your peace. Whether you're relaxing in the hot tub, star-gazing, or hosting a gathering, this home supports every aspect of modern life.

The 280-degree panoramic views are something I'll never forget. Watching the city's skyline change with the seasons, enjoying the natural light that floods the apartment, and seeing the New Year's fireworks are part of what makes this place unique. The open-plan living areas are perfect for entertaining, with my rooftop cocktail bar offering the ideal setting for drinks, and the spacious living room perfect for gatherings.

The neighbourhood is vibrant yet peaceful, with a welcoming community and everything within walking distance. It's a place where you can relax and enjoy the best of city living without the need for a car. However residents of the penthouse have exclusive access to two secure private parking spaces below the building if needed, a great bonus when living in the city.

For me, this apartment has been the perfect balance of relaxation and entertainment. It's the best home I've ever had, offering the ideal space for unwinding or hosting lively gatherings. With public transport just a short walk away, it's perfect for weekend trips or business travel.

To future owners: "Enjoy the convenience of city living without a car. Everything you need is within walking distance. Whether this becomes your full-time home or a luxury second home, this penthouse apartment offers a lifestyle of luxury, convenience, and peace."*

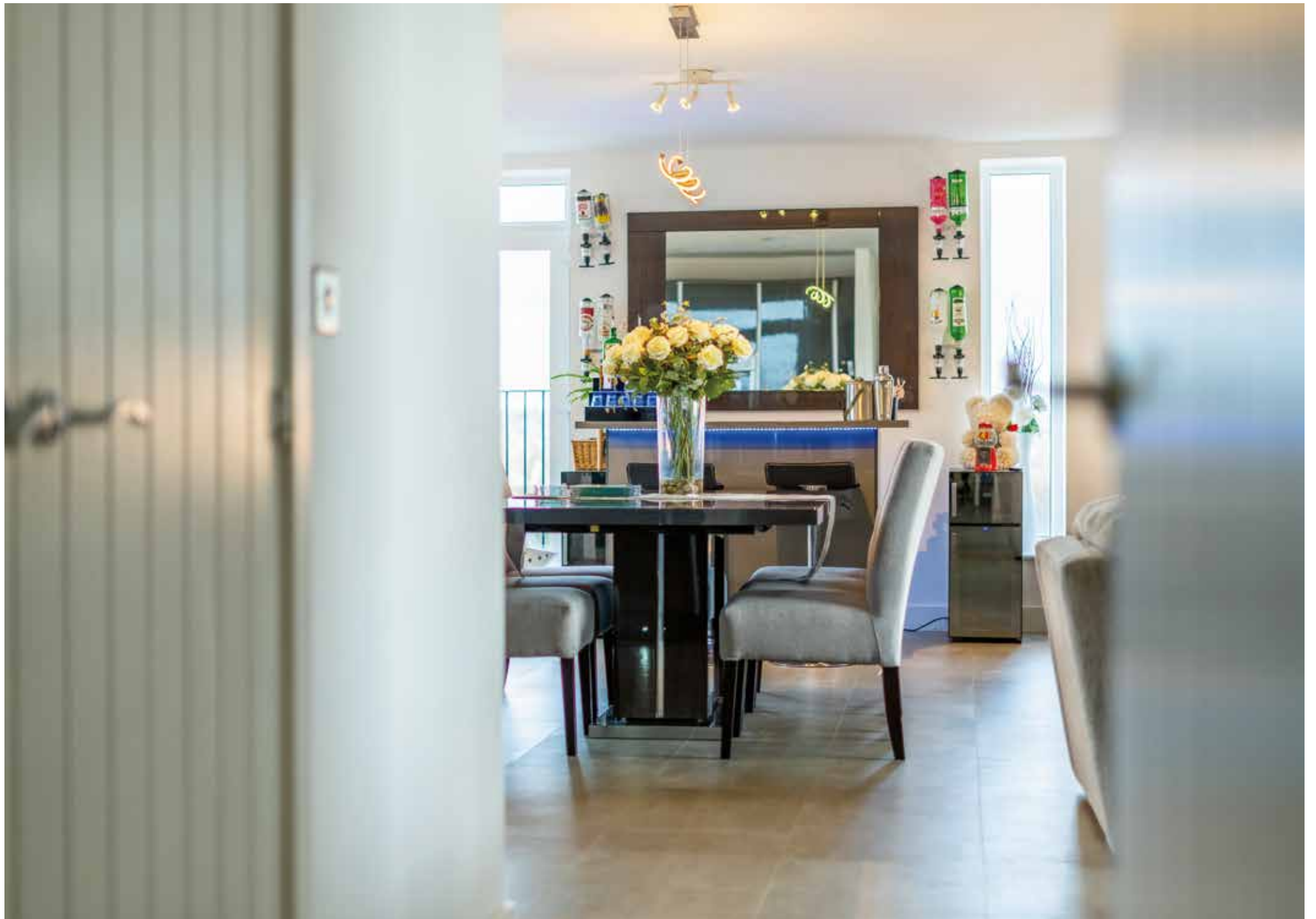
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside

Experience the best of city living from the Penthouse's expansive terrace, from here you get to enjoy the views of both the city and the picturesque countryside beyond. Located in Derby city centre, this Penthouse is the gateway to everything the city has to offer, blending luxury with unparalleled convenience. The Penthouse also comes with exclusive access from Hope Street to a secure garage below the Castleward Court, featuring two private parking spaces reserved solely for the residence, with direct access to the elevator to access the top floor.

Location

Derby combines the charm of a historic city with the vibrancy of modern living. Renowned as the UK's most central city, Derby offers exceptional connectivity, making it an ideal place to call home. The city is situated within easy reach of major road networks, including the M1, A38, and A52, linking you seamlessly to nearby cities such as Nottingham, Leicester, and Birmingham. Derby's train station also provides direct routes to London St Pancras in just 90 minutes, making it a commuter's dream. For international travel, East Midlands Airport is just a 20-minute drive away. Derby is the gateway to the Peak District National Park, offering breath-taking landscapes, walking trails, and picturesque villages just 30 minutes away. Whether you're seeking excellent transport links, cultural richness, or access to idyllic countryside, Derby is a city that offers it all. Its unique blend of heritage, connectivity, and modern amenities ensures a lifestyle that is both convenient and fulfilling.





Services, Utilities & Property Information

Water Mains – Standard

Gas Mains – Standard

Electricity Mains – Standard

Drainage – Standard

Broadband Availability – Ultrafast Broadband (FTTP) is available, please check with your internet provider.

Mobile Signal – Up to 5G is available across most networks, please check with your network provider

Managing Agent: Riverside Group Ltd

The Leasehold Expires in the year 2141

The Annual Service Charge for the property is currently £1,764.00

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888

Website

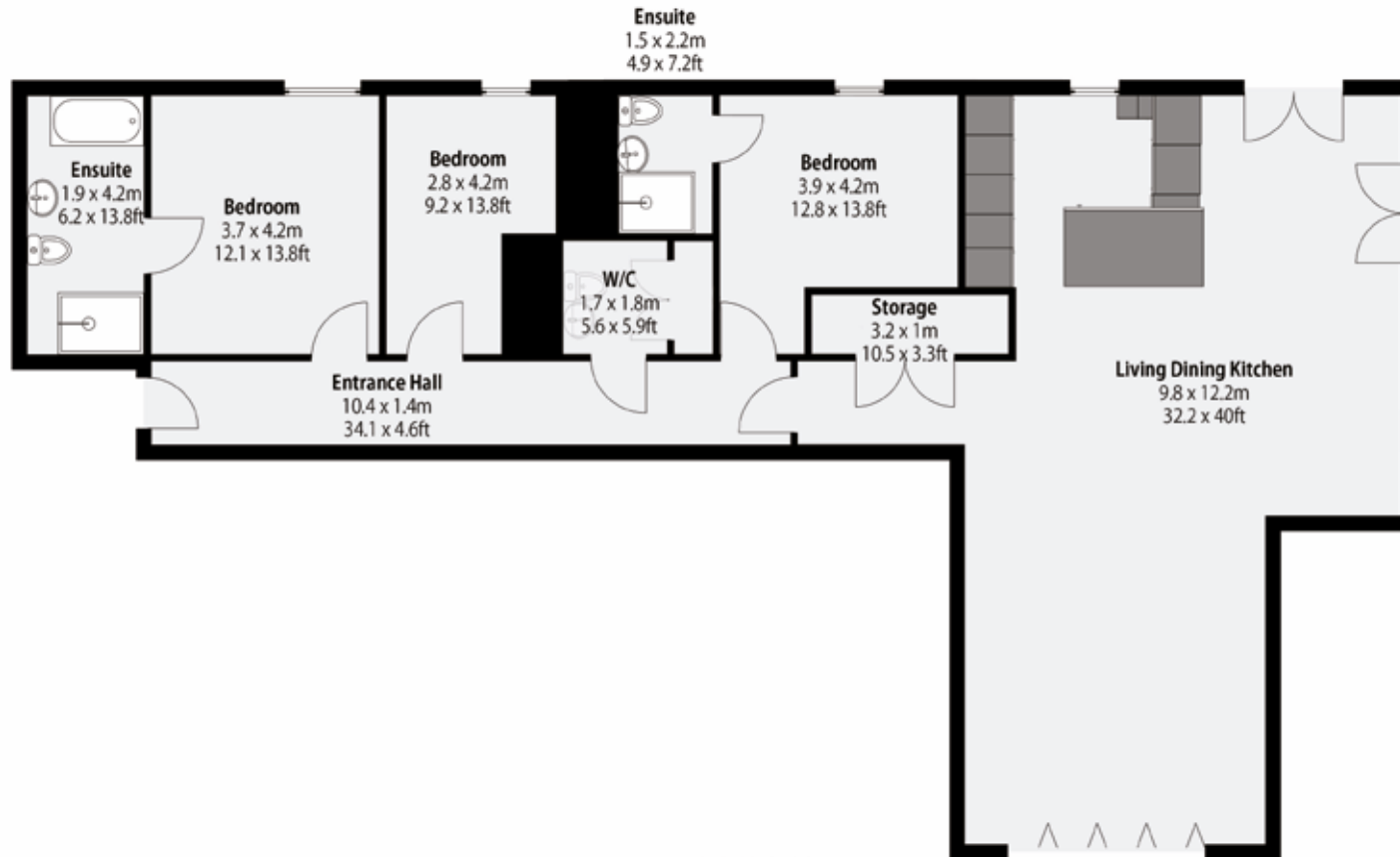
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday 9.00am - 5.30pm

Saturday 9.00am - 4.30pm

Sunday By appointment only



Approximate Area : 101 m² | 1087.25sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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KELLY RHODES
PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelyn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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