



The Loft, 15-17 Cheapside, Derby, DE1 1BR

£275,000



A most stylish and spacious two double bedroom, two bathroom, city centre duplex apartment with courtyard seating area, ideal for direct convenient access to a vibrant array of retail, leisure and entertainment outlets.



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DIRECTIONS

Cheapside is best accessed on foot, parking at many of the local provisions including short-stay roadside parking on The Strand and Friar Gate along with the multi-storey car-park on Bold Lane.

A property of this individual nature in this location is a rare find, for the discerning purchaser the sale of this impressive apartment should hold strong interest.

The property occupies floors two and three of this traditional high street Derby building with an attractive façade shared with commercial neighbours enjoying secure and private access.

From the rear ground floor, an entry lobby with cloaks hanging space has stairs rising to a first floor half landing with stairs continuing to the main second floor landing-hallway with stairs continuing to the third floor, guest cloakroom, beautifully appointed fitted kitchen, large open plan living room with rear Juliet balcony and with lots of tall windows allowing for natural light. To the third floor, there is a spacious landing area fitted with study furniture, principal bedroom with ensuite and built-in wardrobes, double bedroom two and main bathroom.

Externally, there is a courtyard seating area and private gated access to the street.

Parking facilities, including season ticket permits at Bold Lane multi-storey safe car park, are available just a short distance away.

The property is set amongst the traditional lanes of Derby city centre, adjoining the fashionable Sadler Gate and Friar Gate areas along with the nearby Derby Museum and Wardwick area. Derby retail, leisure and entertainment outlets including the Cathedral Quarter and St Peters Quarter, Derbion (formally Westfield) indoor shopping centre and Becketwell Performance Venue (due to open 2025) are all on the doorstep. The Derby bus and rail stations are also within easy reach.

ACCOMMODATION

Entering the property from the rear courtyard into:

GROUND FLOOR

ENTRANCE LOBBY

Main timber panelled and glazed front door, wood effect tiled floor, cloaks hanging and shoe storage space, window, stairs to first floor half-landing with feature LED up lighters and handrail.

FIRST FLOOR

HALF-LANDING

Attractive landing area with stairs continuing to the second floor with handrail, store/display area.

SECOND FLOOR

LANDING - HALLWAY

With stairs continuing to the second floor, radiator, access into main living area and:

CLOAKROOM

A spacious cloakroom, smartly appointed with a low level WC with concealed cistern and tiled surround with laminate counter top, wash basin sat on a vanity unit, tiled floor, extractor fan, inset ceiling spotlights and chrome towel radiator.

OPEN PLAN LIVING DINING ROOM + LOBBY AREA

31'5" x 12'10" (9.58m x 3.91m)

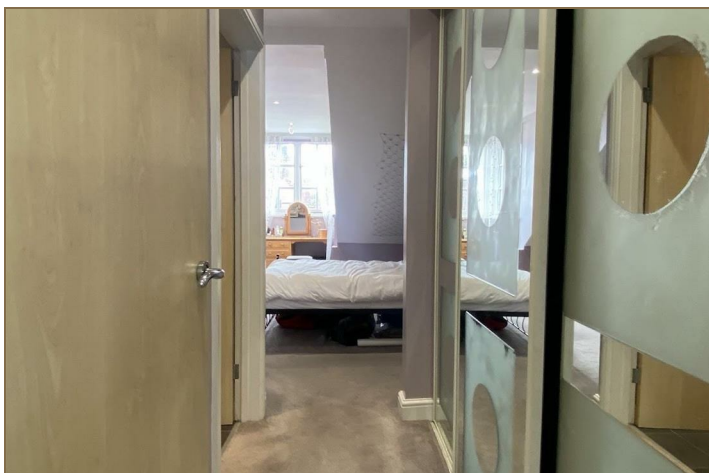
Entering into a very light and airy reception area with high ceilings and three tall double glazed windows to the front elevation, each with a matching period style radiator beneath, upgraded remote intercom system, laminate flooring continuing into the main

living area with ample space for all furniture including dining and lounging, feature Juliet balcony with twin opening doors to the rear elevation with canopy and views of the city, matching sash windows, further radiator, media connections and inset ceiling spotlights.

KITCHEN

15'11" x 8'8" (4.85m x 2.64m)

Beautifully appointed with a plentiful and quality range of wall and base units with matching cupboard and drawer fronts finished with quality granite work surfaces and matching upstands, additional matching units with laminate work surfaces, stainless steel sink and drainer, electric oven and gas hob with extractor fan over, integrated dishwasher and washing machine, space for an upright fridge freezer and breakfast table and chairs, two further tall double glazed windows both with a matching period style



radiator beneath, inset ceiling spotlights and a natural effect tiled floor. Wall mounted and concealed combination boiler (replaced 2018 with 10 year guarantee.)

THIRD FLOOR

LANDING

A large area being well utilised as a home office having two fitted desks, cabinets and drawers, inset ceiling spotlights, attractive dormer window with double glazed main window and additional side panels with deep eaves storage cupboard beneath, two period style radiators.

BEDROOM ONE

18'3" x 12'10" (5.56m x 3.91m)

Entering into a dressing room with fitted wardrobes having sliding mirrored doors and access into the en-suite. The main bedroom area is spacious and features a rear facing dormer with windows to three sides all offering a superb aspect of the city centre, also providing a useful dressing area, ample space for plentiful bedroom furniture, inset

ceiling spotlights and two period style radiators.

EN-SUITE

Beautifully appointed and tiled comprising large walk-in shower cubicle with electric shower over and glazed screens, deep wash basin and low level WC, extractor fan, inset ceiling spotlights and chrome towel radiator.

BEDROOM TWO

15'10" x 12'9" (4.83m x 3.89m)

A second spacious bedroom with ample room for all bedroom furniture, attractive dormer window with double glazed main window and additional side panels, feature brick revealed chimney breast and display recess, inset ceiling spotlights and period style radiator.

BATHROOM

Attractively tiled with natural accents comprising a deep bath with illuminated display recess, the wash basin and WC are both neatly fitted with tiled surrounds and sill, large fitted mirror, extractor fan, inset ceiling spotlights and chrome towel radiator.



OUTSIDE

The property is securely accessed from the pavement through a timber gate having intercom system.

A pleasant shared courtyard seating area can be found to the rear on raised decking with steps to the main door.

The apartment is privately accessed with no shared internal areas.

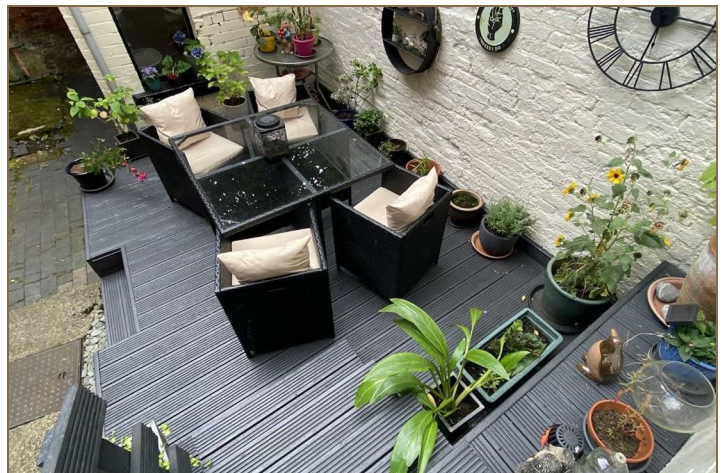
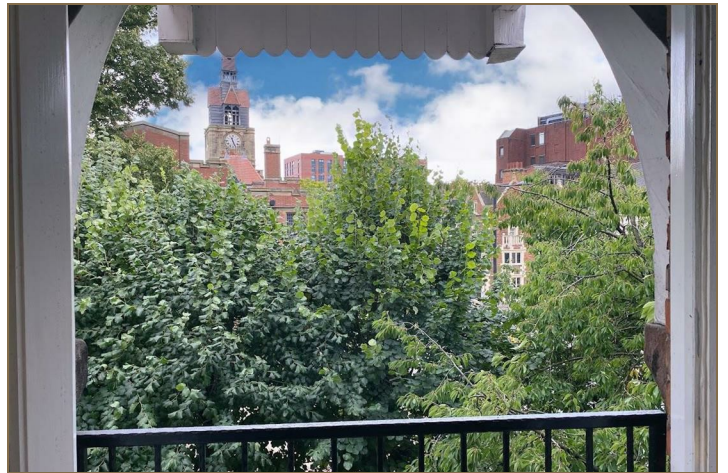
Parking facilities, including season ticket permits at Bold Lane multi-storey safe car park, are available just a short distance away.

LEASE CHARGES

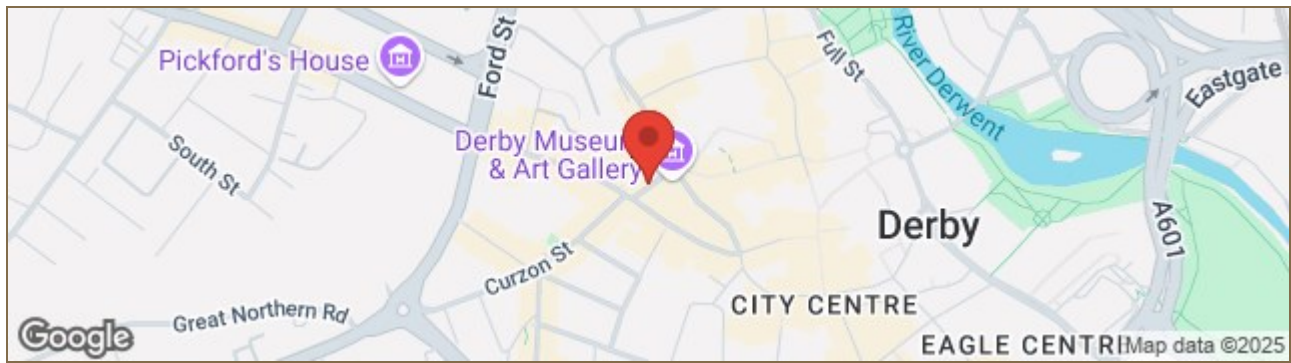
There is a long lease having 963 years remaining.

No ground rent or lease charges apply.

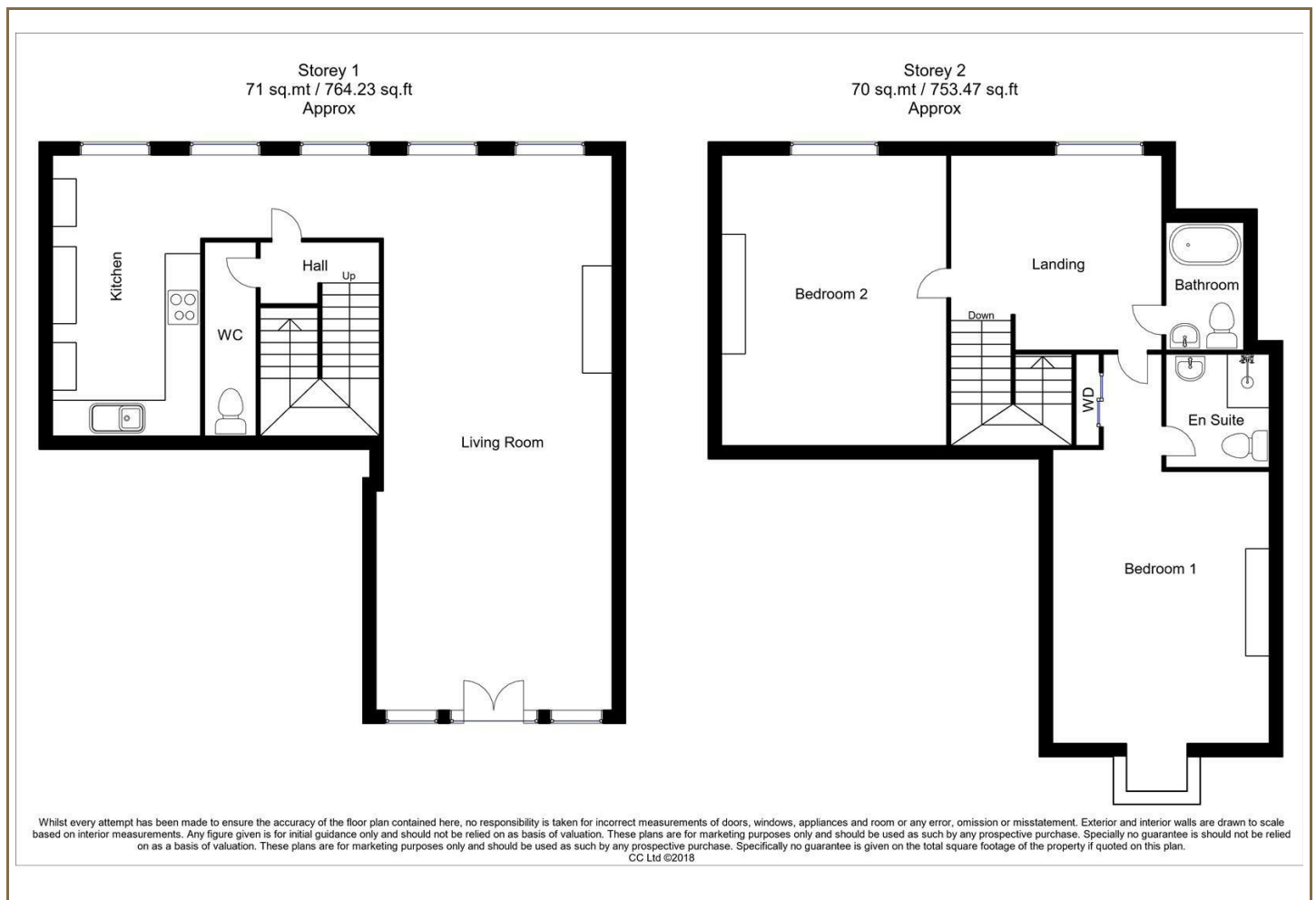
The owner shares buildings insurance with the commercial neighbours.



Road Map



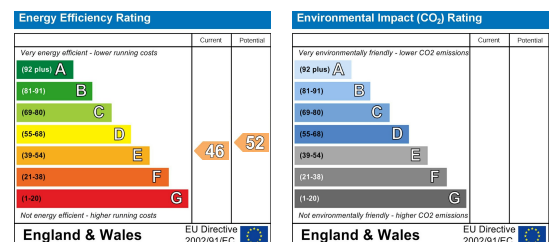
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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