

Derby Riverside, Stuart Street, Derby



Derby Riverside, Stuart Street, Derby, DE1 2EB

Price £220,000



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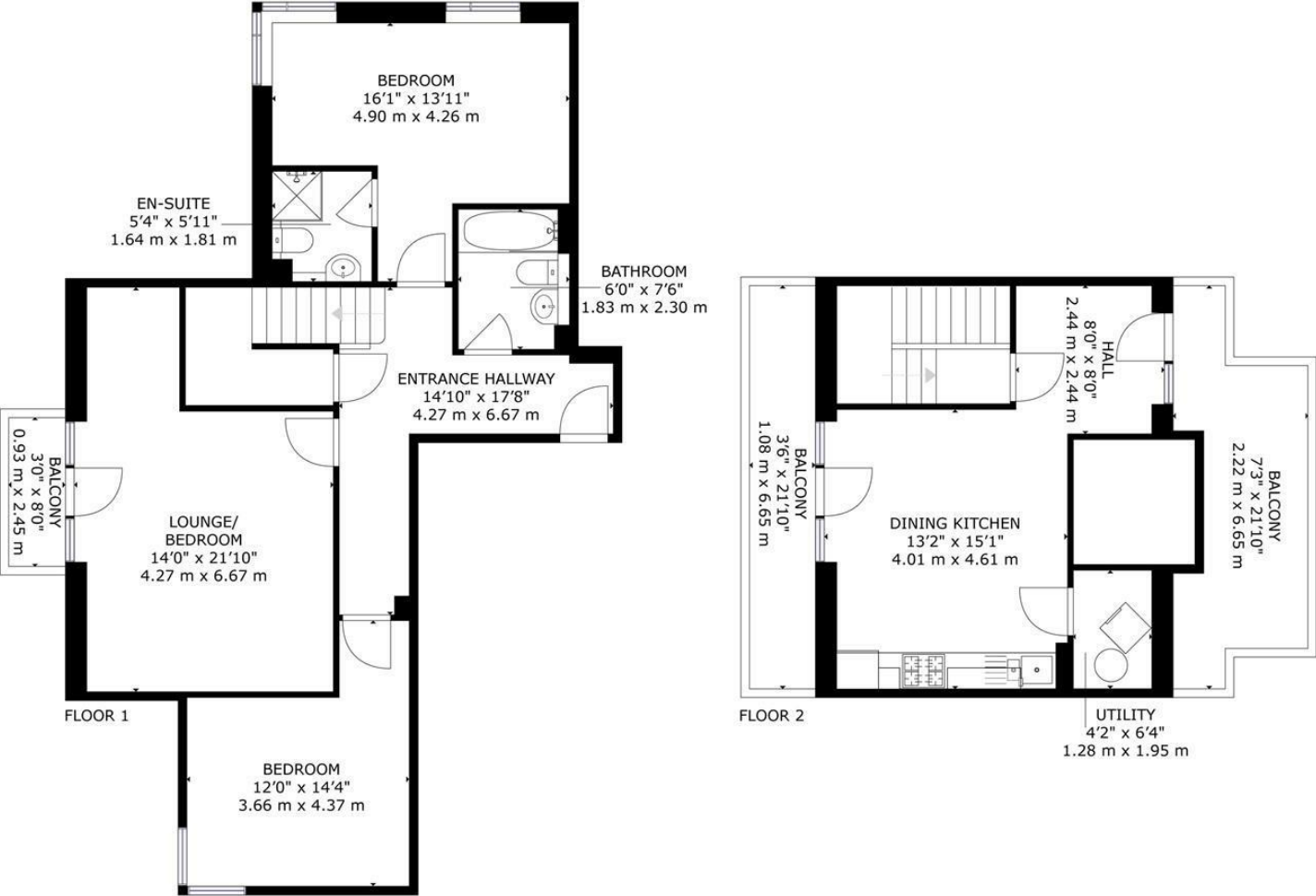


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Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 850 sq.ft, 79 m², FLOOR 2: 409 sq.ft, 38 m²
 EXCLUDED AREAS: BALCONY: 226 sq.ft, 21 m²
 TOTAL: 1259 sq.ft, 117 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







MOST SPACIOUS PENTHOUSE WITH STUNNING RIVERSIDE VIEWS – A most spacious duplex penthouse apartment, offering around 1250 square feet of accommodation area with two/three double bedrooms and three balconies with arguably some of the finest views in Derby City Centre.

The spacious top floor duplex apartment is situated on the seventh and eighth floor and offers incredible far reaching panoramic views that really have to be viewed to be fully appreciated. The property also offers a secure gated car park with electric gates and an allocated parking space.

The property is accessed through a communal entrance and there are stairs and lift to all floors. This apartment has a lift to the seventh floor and is the only apartment accessed off this landing area. The property has electric heating, aluminium double glazed windows and in brief comprises: entrance hallway, understairs storage, spacious lounge/bedroom with balcony, two bedrooms and bathroom. The primary bedroom has the benefit of an en-suite facility. There are stairs leading to the eighth floor and a spacious dining kitchen with separate utility room and two spacious balconies.

The property offers easy access into Derby City centre across a pedestrian bridge over the River Derwent. Darley Park and Darley Fields are located just a short walk away along Riverside footpaths.

- Most Spacious Duplex Two/Three Bedroom Penthouse Apartment
- The Best City Centre Views in Derby – Views towards Cathedral & Silk Mill
- Communal Entrance Hall with Stairs and Lift to all Floors
- Spacious Lounge/Bedroom Three with Balcony
- Secure Gated Car Park with Allocated Parking Space
- Stunning Panoramic Views of Derby from the Seventh & Eighth Floor
- Around 1250 Square Feet of Accommodation with Three Balconies
- Entrance Hallway, Two Bedrooms, Bathroom & Primary Bedroom with En-Suite
- Spacious Dining Kitchen with Two Balconies & Utility Room
- No Chain Involved







Location + Amenities

The property is located in this central location on the banks of the River Derwent, just a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

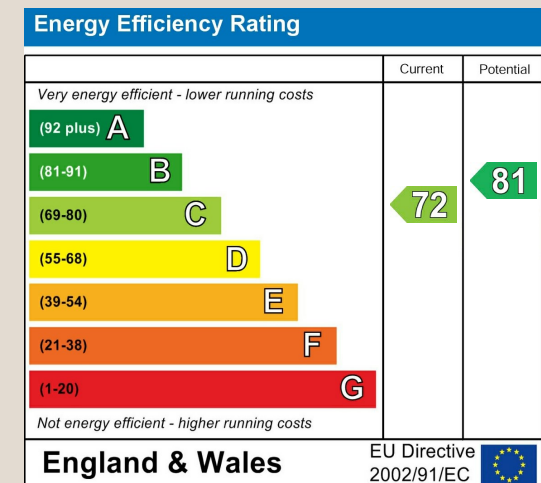
Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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