

# CURRAN BIRDS + CO

Apartment 51, DE1  
£220,000





CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



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 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.









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.









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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.



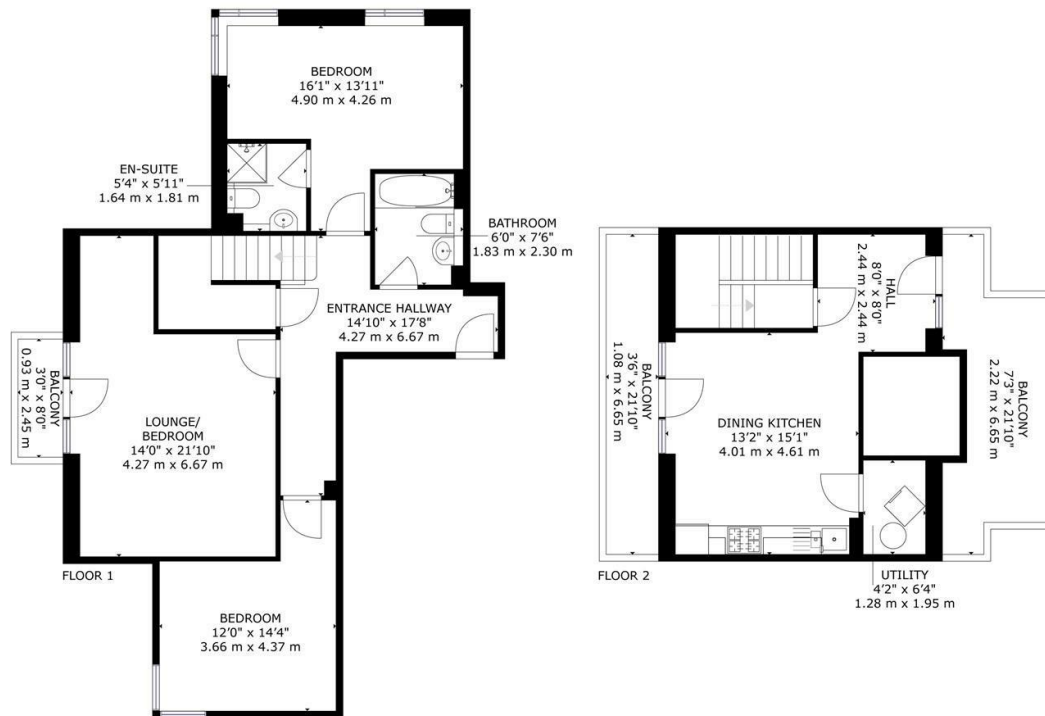












GROSS INTERNAL AREA  
 FLOOR 1: 850 sq.ft, 79 m<sup>2</sup>, FLOOR 2: 409 sq.ft, 38 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 226 sq.ft, 21 m<sup>2</sup>  
 TOTAL: 1259 sq.ft, 117 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

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

### Size

Approx 1259.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C



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*Let's Talk*

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