



CURRAN  
BIRDS  
+ CO

Apartment 28 Middle Mill  
Brookbridge Court, Derby  
£170,000





# CURRAN BIRDS + CO

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



STUNNING INTERIOR DESIGNED APARTMENT SET IN HISTORIC MILL - A most spacious first floor apartment, located within Middle Mill, a beautiful Grade II Listed former mill building. This is apartment has been comprehensively upgraded to a most stylish theme with a standard of specification that really has to be viewed to be appreciated. This beautiful apartment has its own private landing with lift access and is set within the secure gated and award winning 'Brookbridge Court' development, an impressive former Mill sympathetically restored by Messrs. Thomas Fisher and Son in 2004, to a Heritage Trust specification and situated within this most convenient City Centre location.









## The Detail

A truly beautiful and most spacious first floor apartment is set within the secure gated and award winning 'Brookbridge Court' development, an impressive former Mill sympathetically restored by Messrs. Thomas Fisher and Son in 2004, to a Heritage Trust specification and situated within this most convenient City Centre location.

This apartment offers around 840 square feet of living accommodation with a combination boiler gas central heating system and many character features including tall period windows, column radiators, exposed brick and steel.

The most stylish living accommodation that has been interior designed with a level of specification and detail that really has to be viewed to be fully appreciated. The apartment has its own private landing with lift access. There is a beautiful open plan layout with spacious living dining area fitted with engineered oak floor and open plan access to a stunning contemporary kitchen with dark matt black finish units with solid oak worksurfaces and breakfast bar. The kitchen offers a range of quality AEG integrated appliances and includes electric oven, induction hob, tall integrated fridge freezer, dishwasher and washing machine.

The property offers two spacious double bedrooms with the primary bedroom offering beautiful bespoke built in wardrobes. There is also a stylish contemporary shower room with white three piece suite and underfloor heating.

The secure gated car park has remote control gates and the apartment has an allocated parking space.









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## The Location

The property's sought after location, a short walk away from Derby city centre, offers easy access to a full range of services including comprehensive shopping facilities with major retailers being located in the Derbion Shopping Centre. The Cathedral Quarter offers a range of independent shops and boutiques and includes Sadler Gate and Irongate. The vibrant Friar Gate Quarter is the place to be for those who enjoy relaxing and indulging in stylish restaurants.

An excellent range of leisure facilities are also within easy access including the leisure centre on Queen Street, the truly delightful Darley Park which borders the River Derwent and thus offering some spectacular scenery for keen walkers. Alternatively Markeaton Park with its small golf course, cricket ground and tennis courts is ideal for those with sporting interests.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which link to the M1 motorway and A50 which in turn provide swift onward travel to other regional centres including Nottingham, Stoke, Burton upon Trent and East Midlands International Airport.



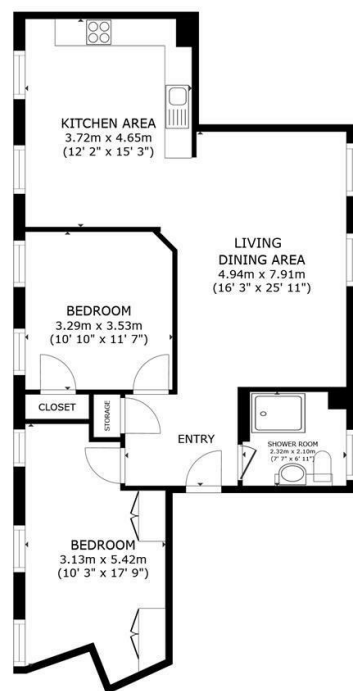












FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 78.4 m<sup>2</sup> (844 sq.ft.)  
TOTAL : 78.4 m<sup>2</sup> (844 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Most Spacious First Floor Apartment in Historic Mill Building
- Stylish Presentation - Stunning Interior Designed Apartment
- High Specification & Quality Finish
- First Floor - Private Landing Area with Lift
- Superb Open Plan Living Dining Room
- Beautiful Contemporary Kitchen with Quality Integrated Appliances
- Two Spacious Double Bedrooms & Contemporary Shower Room
- Secure Gated Development with Allocated Parking Space
- Highly Convenient City Centre Location close to Derby University Sites
- No Chain Involved

### Size

Approx 844.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C



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Let's *Talk*

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