



**The Silk Yard, Liversage Street, Derby DE1 2LH**



**welcome to**

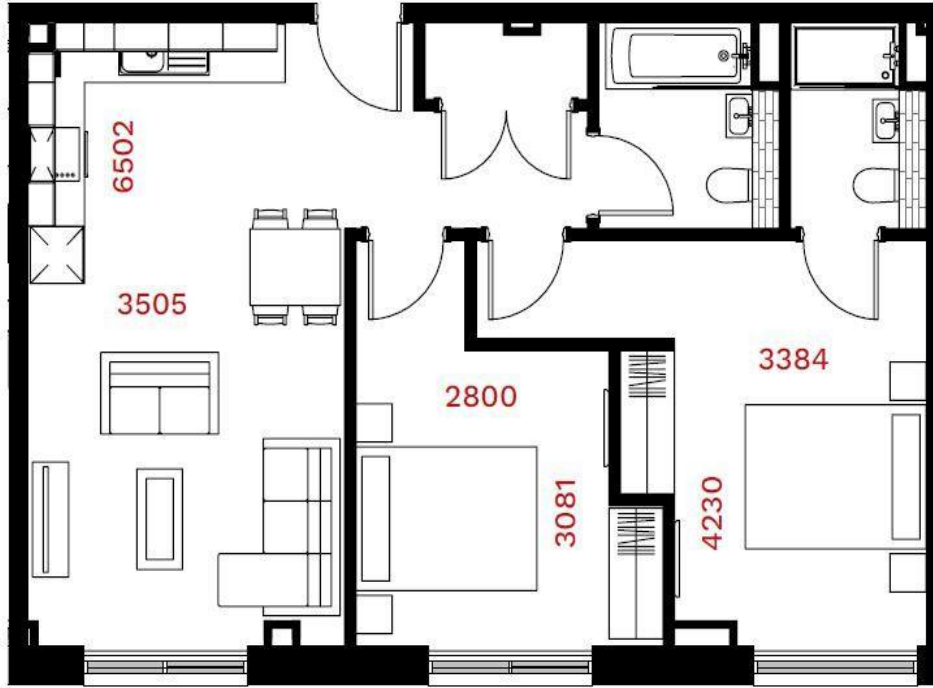
**The Silk Yard, Liversage Street, Derby**

SHOW APARTMENTS NOW AVAILABLE TO VIEW AT THE SILK YARD, DE1 - 2 bedroom luxury apartment with high quality finishes, integrated appliances and flooring included throughout. Low running costs and new build warranty. Prime city centre location! Over 60% sold out of the first block!



TWO BED

BLOCK A - MULBERRY HOUSE



690.0 SQ.FT  
64.1 SQ.M



THE SILK YARD

**Kitchen Living Dining Room**

**Family Bathroom**

**Two Double Bedrooms**

**Elevate**

**Additional Information**

.

welcome to

## The Silk Yard, Liversage Street, Derby

- The Silk Yard - contemporary residences curated with an aesthetic of sleek, modern style
- High quality finishes and specification including luxury vinyl laminate throughout
- Door access and control, CCTV and audio/visual door entry system
- Sitting within a prime location ideal for owner occupancy or as a buy to let investment
- Two Bedroom Apartment With Luxury Shower Room & Bathroom

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

SHOW APARTMENTS NOW AVAILABLE TO VIEW AT THE SILK YARD, DE1 - 2 bedroom luxury apartment with high quality finishes, integrated appliances and flooring included throughout. Low running costs and new build warranty. Prime city centre location! Over 60% sold out of the first block!



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119159](https://bagshawsresidential.co.uk/Property/DBY119159)



Property Ref:  
DBY119159 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)