



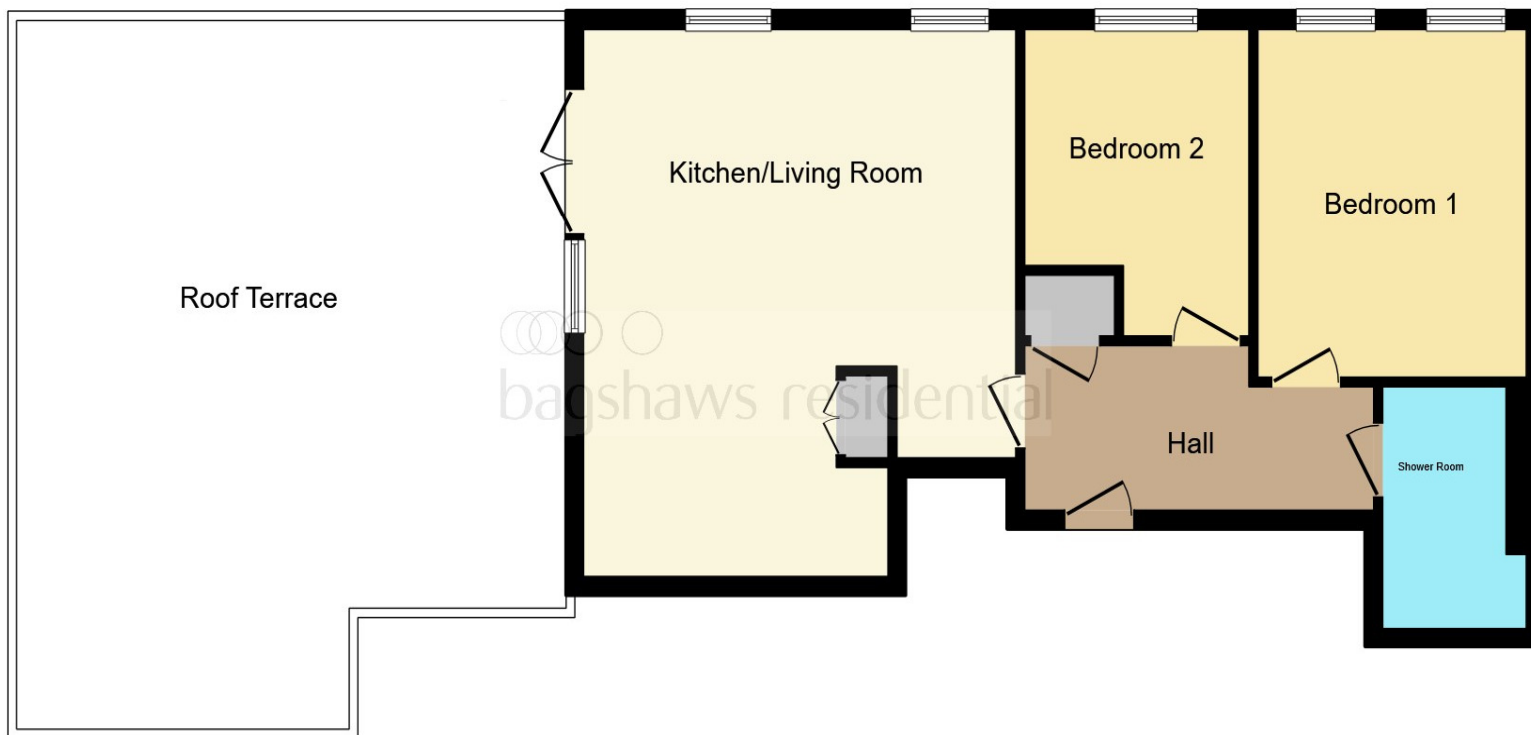
**Rutland House Carrington Street, DERBY DE1 2NH**

**welcome to**

**Rutland House Carrington Street, DERBY**

A luxury penthouse apartment with outstanding roof terrace running the full length of the living space, offering far reaching views. The property is offered for sale with no upward chain with high quality fixtures and fittings and provides excellent access to Derby City centre and train station.





**Communal Entrance Hall**

**Apartment Entrance Hallway**

**Open Plan Living Area**

32' 4" Into Bay x 10' 9" plus recess ( 9.86m  
Into Bay x 3.28m plus recess )

**Bedroom 1**

13' 11" x 10' 9" ( 4.24m x 3.28m )

**Bedroom 2**

10' 10" x 8' 6" ( 3.30m x 2.59m )

**Bathroom**

**Impressive Roof Terrace**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Rutland House Carrington Street, DERBY

- Luxury Penthouse Apartment
- Allocated Parking
- Close To Derby Train Station
- Council Tax Band A
- Impressive Full Length Roof Terrace

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£160,000**

A luxury penthouse apartment with outstanding roof terrace running the full length of living space accessed off all rooms. This popular location is within a walking distance from Derby train station and Derby City centre with its many amenities. It has well maintained communal areas with lift and stairs to all floors. The apartment itself comprises of a 32ft lounge with feature ceiling light and well-appointed kitchen area with integrated appliances. In addition, there are two bedrooms and a family bathroom. The property also benefits from an allocated parking space.



**view this property online** [bagshawsresidential.co.uk/Property/DBY118953](https://www.bagshawsresidential.co.uk/Property/DBY118953)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY118953 - 0005

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.



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