



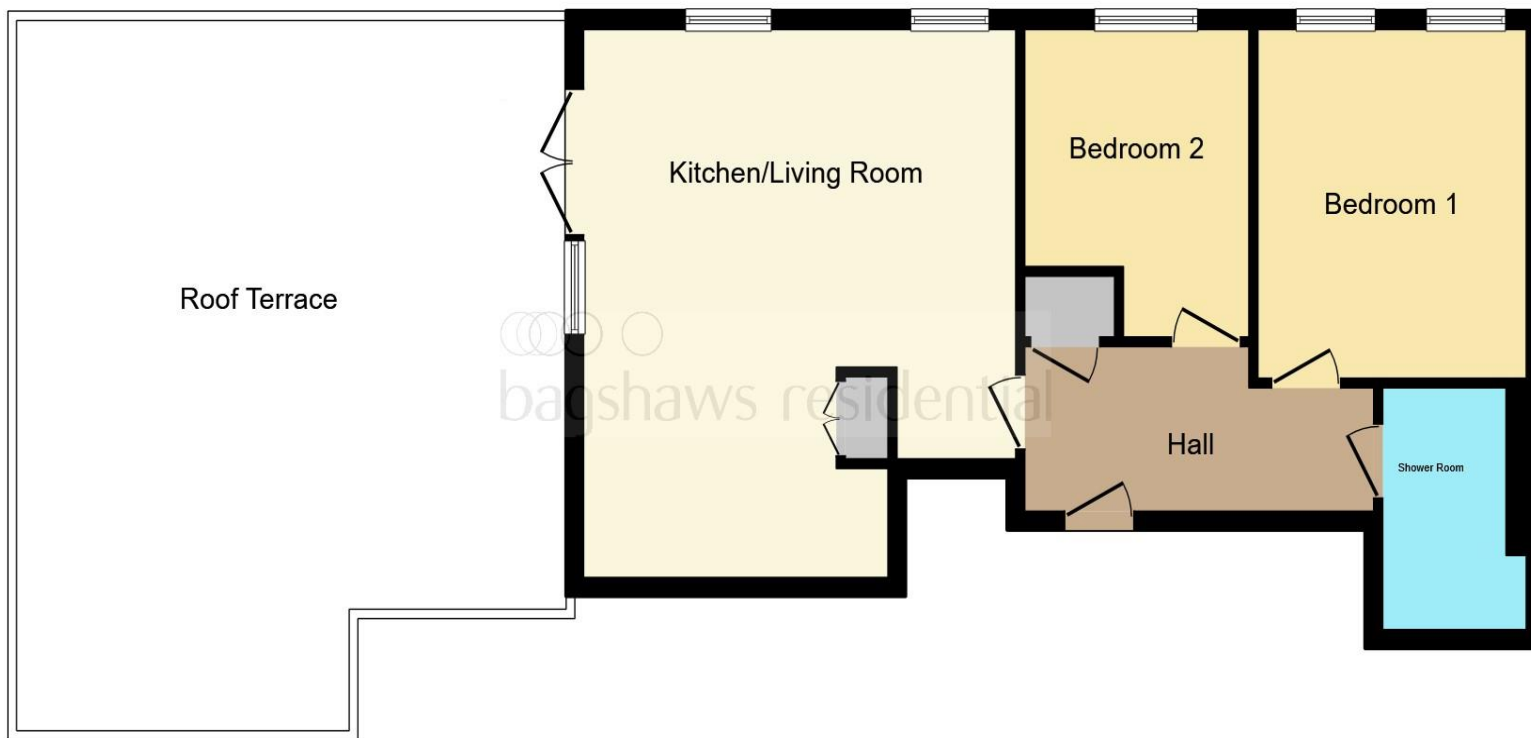
**Rutland House Carrington Street, DERBY DE1 2NH**

**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.

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.

# £150,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
DBY118953 - 0006

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