



**Cathedral View, Full Street, Derby DE1 3AF**



**welcome to**

**Cathedral View, Full Street, Derby**

Immaculate and modern upper floor apartment with excellent views over the River Derwent and the City centre, close to shops and amenities. Offering an open-plan layout with excellent proportions and the added benefit of a wonderful balcony and secure underground parking.





**Hallway**

**Open Plan Kitchen Living Room**

19' 7" longest point x 13' 8" widest point ( 5.97m longest point x 4.17m widest point )

**Bedroom One**

9' 3" x 11' 1" ( 2.82m x 3.38m )

**Bedroom Two**

8' 2" x 12' 7" ( 2.49m x 3.84m )

**Bathroom**

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

## Cathedral View Full Street, Derby

- Modern Upper Floor Apartment
- Two Double Bedrooms
- Balcony Offering Views
- Convenient Access to the City Centre
- Council Tax Band B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Immaculate and modern upper floor apartment with excellent views over the River Derwent and the City centre. Offering an open-plan layout with excellent proportions and the added benefit of a wonderful balcony and secure underground parking. The property is flooded with natural light with tall floor to ceiling windows.

The property is ideally located in the City Centre within walking distance of shops, bars and restaurants in the Cathedral Quarter, a cycle path to the rear of the apartment leads to Pride Park and the picturesque Darley Park and the location offers excellent road links with the A52 and A38. An early internal viewing comes highly advised.

The accommodation is accessed via secure communal areas with a lift to all floors. Once inside the apartment, the property enters into a hallway with two generous storage cupboards off, and doorways connecting to all accommodation. The open-plan living kitchen has access to a balcony and is fitted with modern neutral units with integrated oven, hob, dish washer and fridge freezer. There are two double bedrooms, one with fitted wardrobes, and finally is the bathroom with modern suite and shower over. Outside there is secure underground resident parking providing an allocated space.

# £150,000



view this property online [bagshawsresidential.co.uk/Property/DBY119614](https://www.bagshawsresidential.co.uk/Property/DBY119614)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY119614 - 0002

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



01332 361308



Derby@bagshawsresidential.co.uk



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



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