



**Abels Mill Brookbridge Court, Derby DE1 3LG**



**welcome to**

**Abels Mill Brookbridge Court, Derby**

Offered to the market this two double bedroom apartment located in this stunning mill conversion within walking distance to the City Centre and Darley Park, also boasting allocated parking. This superb apartment is sold with vacant possession and no onward chain.





## Hallway

## Open Plan Kitchen Living Room

21' 6" x 14' 6" ( 6.55m x 4.42m )

## Bedroom One

19' 8" longest point x 10' 9" ( 5.99m  
longest point x 3.28m )

## Bedroom Two

11' 10" x 10' 9" ( 3.61m x 3.28m )

## 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

## Abels Mill Brookbridge Court, Derby

- Modern Top Floor Apartment with Open Plan Layout
- Situated in Grade II listed Mill Conversion
- Two Double Bedrooms
- Secure Gated Parking with Allocated Space
- No Onward Chain

Tenure: Leasehold EPC Rating: D

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.

offers over

**£145,000**



Offered to the market this two double bedroom apartment located in this stunning mill conversion within walking distance to the City Centre and Darley Park, with further great amenities such as shops, restaurants, Markeaton Park all within easy reach on foot. The Derby Royal Hospital, Derby University and Derby's train station are both within a couple of miles of the property. This home would make an excellent first time buy, home for a professional or an investment for buy-to-let.

The property briefly comprises of an entrance hallway, two double bedrooms, a generous neutral bathroom with toilet, wash basin, bath and shower over, and a stunning and spacious open-plan living/kitchen area flooded with lots of natural light. The kitchen fitted with shaker-style base and wall units with an integrated fridge freezer, dishwasher, washing machine, hob, oven and extractor.

The property also benefits from having an allocated parking space with secure gated parking within maintained grounds. The apartment is offered for sale with no onward chain and vacant possession.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119564](https://bagshawsresidential.co.uk/Property/DBY119564)



Property Ref:  
DBY119564 - 0005

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