

Carrington Street, Derby DE1 2BS



welcome to

Carrington Street, Derby

Modern two-bedroom flat on Carrington Street, Derby. Ideal for first-time buyers or investors with strong rental yield. Featuring a stylish kitchen/living space, balcony, en suite to master, family bathroom, and great access to local amenities and transport links.

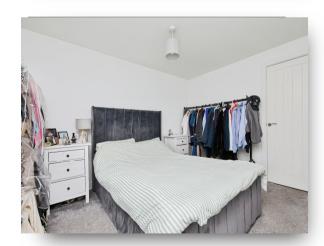














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Kitchen/Living Room

26' 8" Max x 13' 8" Max (8.13m Max x 4.17m Max)

Bedroom 1

12' 7" MAX x 9' 9" MAX (3.84m MAX x 2.97m MAX)

En-Suite

7' 6" MAX x 5' 1" MAX (2.29m MAX x 1.55m MAX)

Bedroom 2

13' 8" MAX x 9' 5" MAX (4.17m MAX x 2.87m MAX)

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- Modern two bedroom Flat
- Open plan Kitchen/Living/Dining with private balcony
- Master bedroom with En suite
- Second double bedroom
- Comntemporary family bathroom

Tenure: Leasehold EPC Rating: B

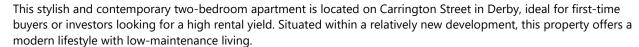
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1440.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



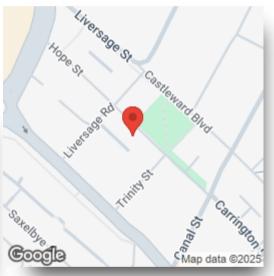
Upon entering, you're welcomed by a central hallway that leads to an open-plan kitchen/dining/living area at the rear of the flat. This space is flooded with natural light thanks to a side window and sliding doors that open onto a private balcony-perfect for enjoying your morning coffee or unwinding after a long day. The kitchen is fitted with modern units and integrated appliances, making it both practical and sleek.

The property features a spacious master bedroom with built-in storage and a contemporary en suite shower room. A second double bedroom provides flexibility for guests, a home office, or further rental potential. A modern family bathroom completes the layout.

Located just a short distance from Derby city centre, Carrington Street offers excellent access to local shops, cafes, restaurants, and public transport links, including Derby train station. Two onstreet parking permits available. The area is popular with young professionals and students, making it a strong option for rental investment.







Please note the marker reflects the postcode not the actual property

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Property Ref: DBY121000 - 0004 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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