

Norman House, Friar Gate, Derby, DE1 1NU

bagshaws residential

welcome to

Norman House Friar Gate, Derby

Modern and spacious 2-bedroom city centre apartment with ensuite, open-plan living, and excellent transport links. Perfect for professionals, first-time buyers, or investors.















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

Living/Kitchen Diner

18' 1" Max x 19' 2" Max (5.51m Max x 5.84m Max)

Bedroom One

15' 8" Max x 10' 7" Max (4.78m Max x 3.23m Max)

Bedroom Two

15' 8" Max x 13' 5" Max (4.78m Max x 4.09m Max)

Bathroom

6' 2" Max x 6' 8" Max (1.88m Max x 2.03m Max)

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- 2 Good sized bedrooms, including ensuite to master
- Spacious open plan kitchen, living and dining area
- Modern fitted kitchen and bathroom
- Prime City centre location near Derbion Centre
- Excellent transport links and bus services

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1577.66

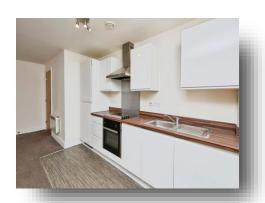
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

This stylish first-floor apartment offers modern city living in the heart of Derby, just a short walk from the Derbion Centre, bars, restaurants, and local amenities. Designed with convenience in mind, the property features a welcoming hallway leading to two generously sized bedrooms, one with ensuite, along with a fitted bathroom and an open-plan kitchen, living, and dining area-ideal for both relaxing and entertaining.

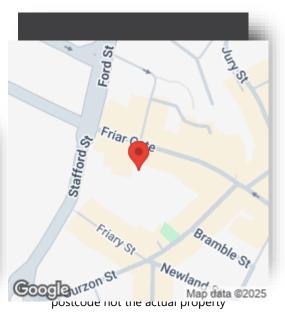
The location couldn't be more convenient, with excellent road and bus links close by, making it easy to get around the city and beyond. The surrounding neighbourhood is vibrant yet friendly, offering everything from shops and cafes to leisure facilities right on your doorstep. Whether you're a first-time buyer, professional, or investor, this apartment presents a fantastic opportunity to enjoy modern living in a thriving city centre location.

£90,000









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Property Ref: DBY121143 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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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