



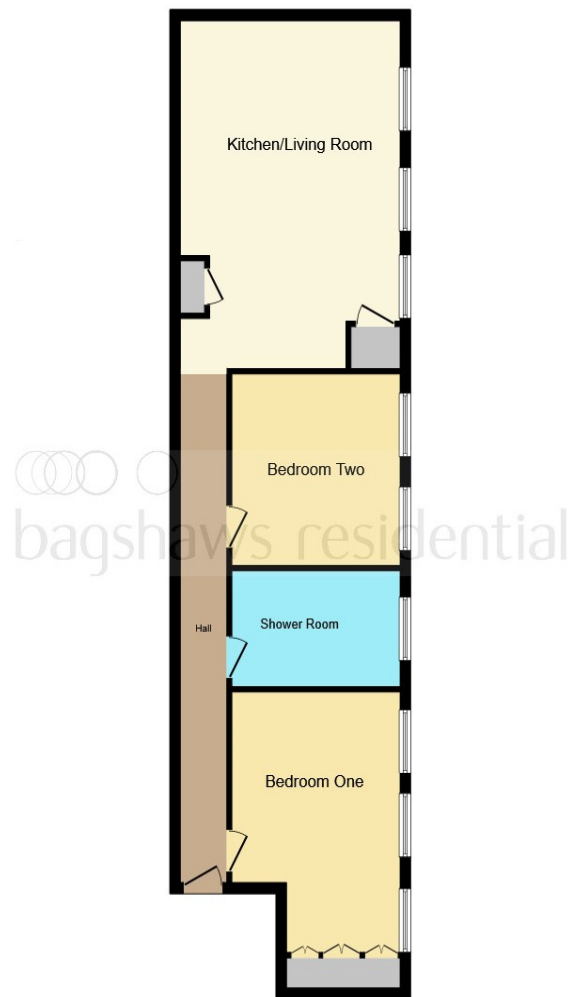
Abel's Mill Brookbridge Court, Derby DE1 3LG

welcome to

Abel's Mill Brookbridge Court, Derby

Stylish two-bed penthouse in Grade II listed Abel's Mill, Derby. Renovated to a high spec with smart tech, city views, lift access & parking. Ideal for first-time buyers, investors or downsizers seeking character, comfort & convenience.





Kitchen/Living/ Dining Room

21' 5" MAX x 14' 5" MAX (6.53m MAX x 4.39m MAX)

Bedroom One

17' 7" MAX x 8' 3" MAX extending to 10' 8" MAX (5.36m MAX x 2.51m MAX extending to 3.25m MAX)

Bedroom Two

11' 8" MAX x 10' 9" MAX (3.56m MAX x 3.28m MAX)

Bathroom

10' 6" MAX x 7' 1" MAX extending to 10' 8" MAX (3.20m MAX x 2.16m MAX extending to 3.25m MAX)

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

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Abel's Mill Brookbridge Court, Derby

- Spacious open-plan living, dining & kitchen area
- Luxury bathroom with rainfall shower & smart mirrors
- Smart home integration throughout
- Panoramic city views from the master bedroom
- Lift access & secure gated parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 255.21

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£180,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121086



Property Ref:
DBY121086 - 0003

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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bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk