



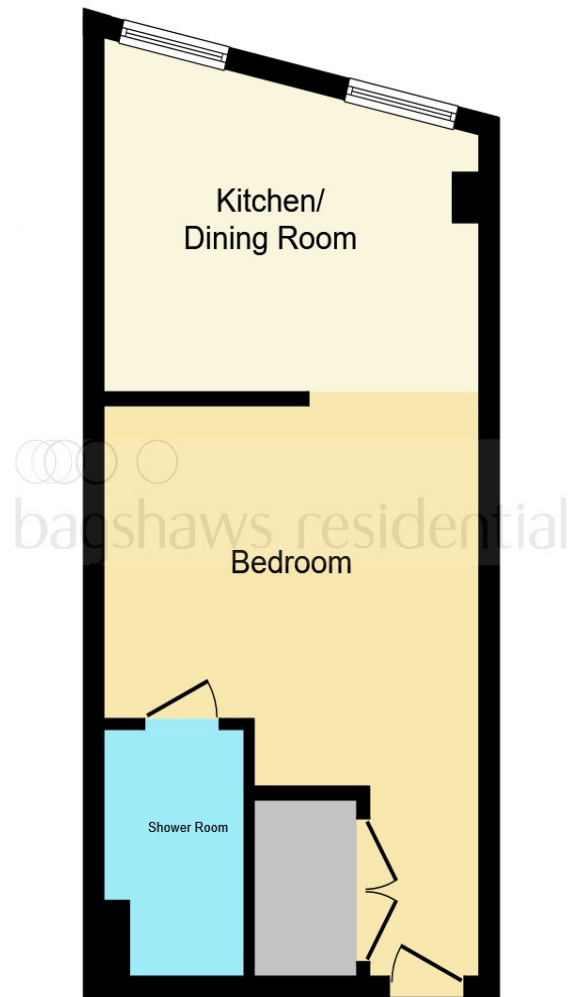
Mulberry House, Castleward Boulevard, Derby, DE1 2FQ

welcome to

Mulberry House Castleward Boulevard, Derby

Modern first-floor studio apartment in Derby, only 1 years old and ready to move into. Featuring a stylish open-plan living and dining area, modern kitchen, and allocated parking-just minutes from the city centre and train station.



**Living/Kitchen/Dining**

11' 11" Max x 13' 2" Max (3.63m Max x 4.01m Max)

Bedroom

12' 4" Max x 13' 2" Max (3.76m Max x 4.01m Max)

Bathroom

7' 8" Max x 4' 8" Max (2.34m Max x 1.42m 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

welcome to

Mulberry House, Castleward Boulevard, Derby

- Modern first-floor studio apartment, only 1 years old
- Open plan living, dining, and bedroom area with stylish décor
- Fully fitted kitchen and modern bathroom with shower
- Excellent commuter links (A50, M1, A38)
- Prime location-5 mins from Derby city centre and train station

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 750.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2025. 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



This beautiful, contemporary one-bedroom studio apartment offers an ideal opportunity for first-time buyers or investors. Situated on the first floor, the property features a bright open-plan layout a comfortable living and dining space, complemented by a fully fitted modern kitchen complete with quality appliances and stylish Decor. The bedroom area flows seamlessly into the main living space, and the stylish bathroom includes a sleek modern shower and stylish fittings throughout.

Finished to a high standard, this modern apartment benefits from allocated parking at a separate cost and a clean, move-in-ready presentation. Located just a 5-minute walk from Derby City Centre, Derby's train and bus stations, it offers superb access to local amenities, bustling shops, and restaurants. Major road links including the A50, M1, and A38 are also close by, making it a perfect base for commuters.

Derby is a vibrant and growing city known for its excellent transport connections, rich industrial heritage, and close proximity to the stunning Peak District National Park. With a thriving city centre and friendly community atmosphere, it's an excellent location for both urban living and weekend escapes.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121177



Property Ref:
DBY121177 - 0003

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