



**Liversage Street, Derby, DE1 2LD**

  
**bagshaws**  
residential

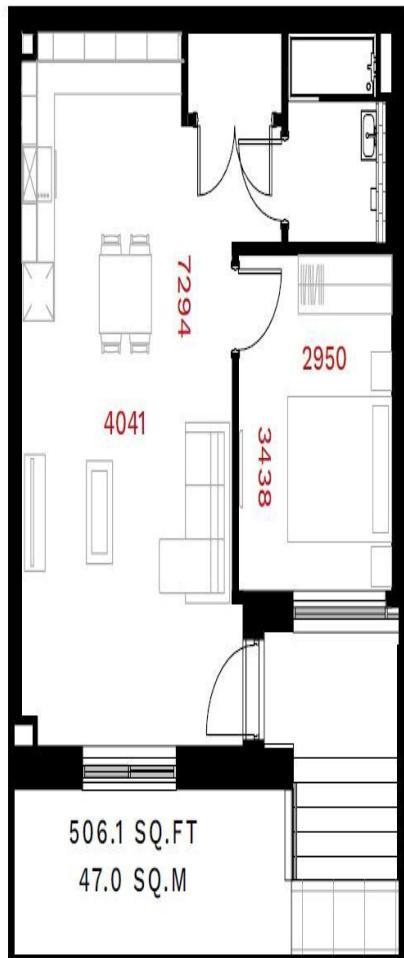
**welcome to  
Liversage Street, Derby**

This first-floor apartment boasts one spacious bedroom and additional study space. Mulberry House offers modern city living at its finest. Featuring a spacious open-plan layout, a high-spec kitchen with integrated appliances, a luxurious shower room,



ONE BED

BLOCK A - MULBERRY HOUSE



THE SILK YARD



**Kitchen, Living & Dining Area**

**Shower Room**

**Double Bedroom**

**Study**

**About The Developer**

**About The Developer**

## welcome to Liversage Street, Derby

- Modern one bedroom / additional study room apartment
- High spec kitchen with premium finishes
- Option to buy with 0% deposit
- Low running costs & 10 year new build warranty
- Secure parking available to purchase

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £205,000



view this property online [bagshawsresidential.co.uk/Property/DBY121378](http://bagshawsresidential.co.uk/Property/DBY121378)

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.



Property Ref:  
DBY121378 - 0004

**Welcome to Mulberry House DE1!!**  
**At 671 sq.ft, this larger apartment with impressive open plan living/dining room has the bonus of a separate study / occasional second bedroom..! Standing on the first floor of this brand new near sold out block overlooking the inner gated courtyard, viewing of this well laid out and last of its kind is essential to be viewed at the earliest. Walk to the station and Derbion in minutes from this ideally located development which stands opposite open green and square on this lovely tree lined boulevard."**  
**The high-spec kitchen features sleek cabinetry, premium worktops, and integrated appliances, including an oven, hob with extractor, dishwasher, washer/dryer, and fridge-freezer. The spacious double bedroom provides a comfortable retreat, finished to a high standard with luxury flooring throughout.**

**Call the Derby office now to arrange a viewing!**



Please note the marker reflects the postcode not the actual property

 bagshaws residential



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