



**Norman House, Friar Gate, Derby, DE1 1NU**

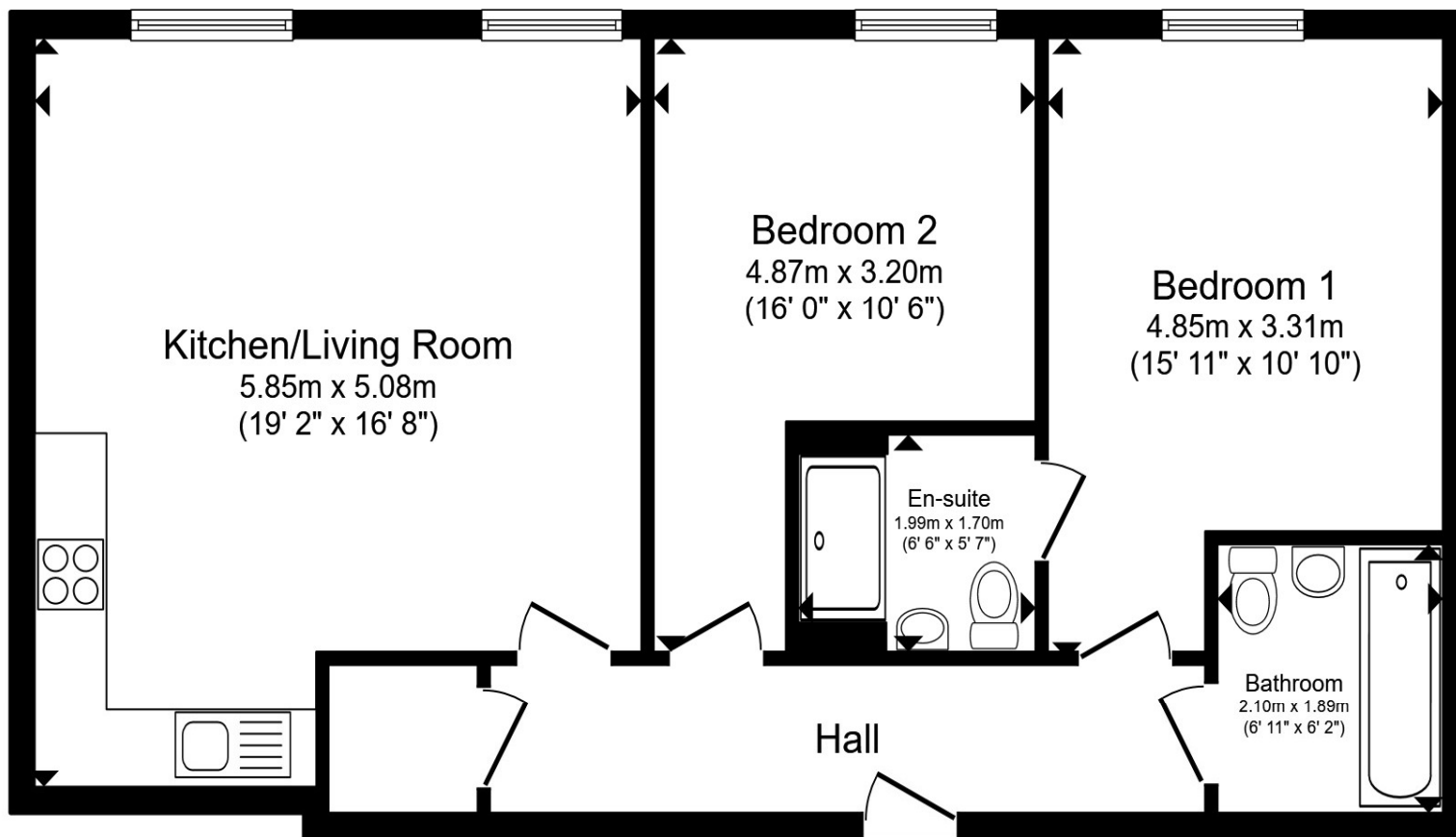


***welcome to***

**Norman House Friar Gate, Derby**

Modern first-floor 2-bed apartment in Derby city centre, featuring open-plan living, contemporary kitchen, ensuite master bedroom and stylish décor throughout. Perfect for professionals, first-time buyers or investors seeking convenient city living.





### Kitchen/Living/Diner

19' 2" Max x 16' 8" Max ( 5.84m Max x 5.08m Max )

### Bedroom 1

15' 11" Max x 10' 10" Max ( 4.85m Max x 3.30m Max )

### Bedroom 2

16' Max x 10' 6" Max ( 4.88m Max x 3.20m Max )

### Bathroom

6' 11" Max x 6' 2" Max ( 2.11m Max x 1.88m Max )

Total floor area 70.9 m<sup>2</sup> (763 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## **Norman House, Friar Gate, Derby**

- First-floor modern apartment in Derby city centre
- Two good-sized bedrooms, including master with ensuite
- Bright open-plan living and dining area
- Contemporary kitchen with integrated appliances
- Modern family bathroom with shower over bath

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1476.42

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.

# £80,000



Please note the marker reflects the postcode not the actual property

This modern and stylish two-bedroom apartment offers the perfect blend of comfort, convenience and contemporary living in the heart of Derby city centre. Recently redecorated, the property is ready for you to move straight in while still allowing space to add your own personal touch.

Upon entering, you are welcomed by a central hallway that leads to the bright open-plan lounge and dining area on the left. This inviting space flows seamlessly into a contemporary kitchen complete with integrated appliances, ideal for relaxed evenings or entertaining guests. Off the hallway are two well-proportioned bedrooms, including a master bedroom with its own ensuite shower room. A modern family bathroom with a shower over the bath completes the layout, offering both practicality and style.

Situated in Derby's vibrant city centre, the apartment places you moments from shops, cafés, restaurants and cultural attractions. Excellent transport links and major road connections make commuting simple, while the lively urban atmosphere provides everything you need right on your doorstep. Whether you're a professional, first-time buyer or investor, this property offers an exceptional opportunity for city living.

**view this property online** [bagshawsresidential.co.uk/Property/DBY121391](https://bagshawsresidential.co.uk/Property/DBY121391)



Property Ref:  
DBY121391 - 0002

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