



**Mulberry House John Street, Derby DE1 2FN**

 bagshaws  
residential

**welcome to**

## **Mulberry House, John Street, Derby**

Welcome to Mulberry House DE1. Build complete, ready to move straight in to!

Prime City centre living!

A contemporary studio apartment at Mulberry House, Derby's newest address in the heart of the city. This stunning property offers a modern open-plan kitchen, living, and dining area, designed with style and functionality in mind. The sleek kitchen is equipped with integrated appliances including a dishwasher, washer/dryer, oven, hob, and fridge/freezer, complemented by high-quality worktops and splashbacks. The apartment offers ample storage space and comfort. Experience the best of Derby with this stylish apartment, perfectly located just minutes from Derby railway station, Derbion shopping centre and major road links. Whether you're a first-time buyer or investor seeking up to 7% rental yields, this is an opportunity you won't want to miss.

95% now sold, secure your place at Mulberry House today!

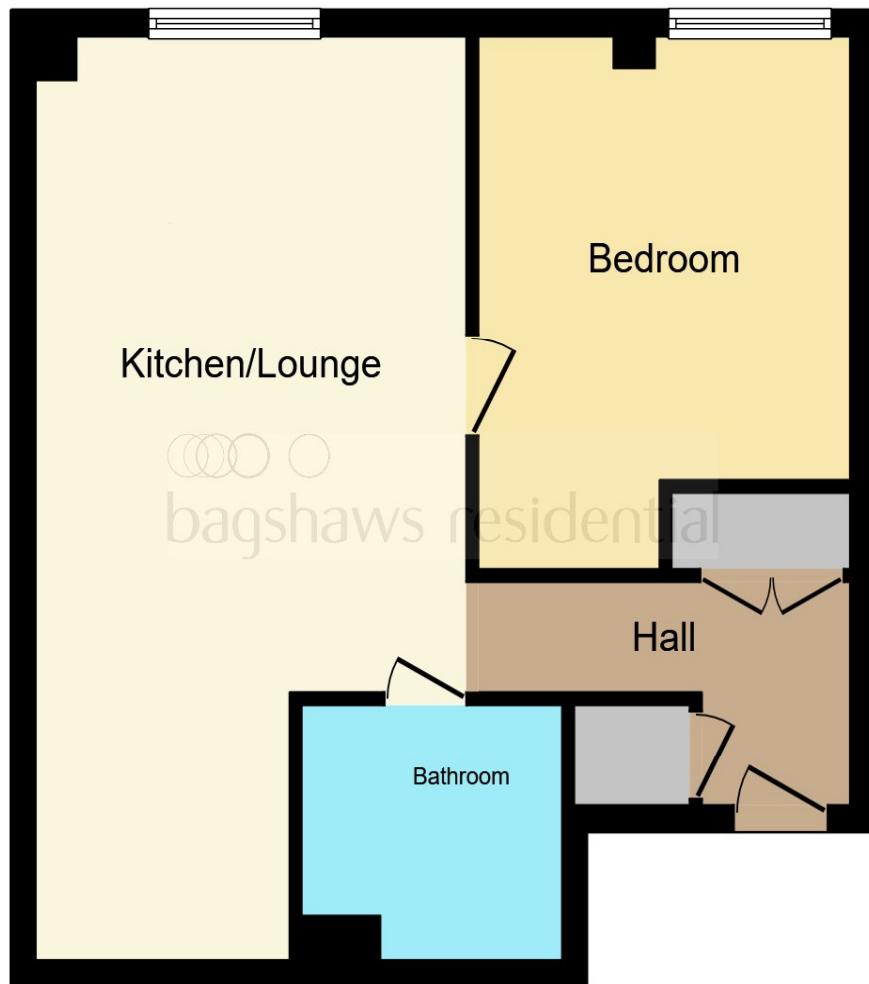


[Open Plan Living Space](#)

[Shower Room](#)

[Disclaimer](#)

[About The Developer](#)



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](http://www.focalagent.com)

welcome to

## Mulberry House John Street, Derby

- Strong investment potential with up to 7% yields
- Stunning city centre studio apartment
- Secure parking available to purchase
- Impressive finish with high quality integrated appliances
- Low running costs

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 939.00

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.

# £142,500



view this property online [bagshawsresidential.co.uk/Property/DBY121012](http://bagshawsresidential.co.uk/Property/DBY121012)

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.

Welcome to Mulberry House DE1. Build complete, ready to move straight in to!

Prime City centre living!

A contemporary studio apartment at Mulberry House, Derby's newest address in the heart of the city. This stunning property offers a modern open-plan kitchen, living, and dining area, designed with style and functionality in mind. The sleek kitchen is equipped with integrated appliances including a dishwasher, washer/dryer, oven, hob, and fridge/freezer, complemented by high-quality worktops and splashbacks. The apartment offers ample storage space and comfort.

Experience the best of Derby with this stylish apartment, perfectly located just minutes from Derby railway station, Derbion shopping centre and major road links. Whether you're a first-time buyer or investor seeking up to 7% rental yields, this is an opportunity you won't want to miss.

95% now sold, secure your place at Mulberry House today!

Awaiting Photograph



Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY121012 - 0002

 bagshaws residential



**01332 361308**



Derby@bagshawsresidential.co.uk



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



**bagshawsresidential.co.uk**