



Riverside 7 Stuart Street , Derby DE1 2EB



£217,000



## Key Features

- Penthouse
- City Centre Location
- Two Double Bedroom
- Balcony With Stunning Views
- Bathroom & En Suite
- No Upward Chain
- EPC rating C
- Leasehold





Highly appointed Penthouse situated on the 6th floor with fantastic views over the river and the Derby skyline. The secure gated complex offers modern living with some great features. Two double bedrooms, two bathrooms, open plan living & dining. A balcony which stretches' the length of the apartment, accessible from the master bedroom and main living area.

### Entrance Hallway

Entrance door to the apartment, wall mounted door release and intercom system, built in utility cupboard. Ceiling spot lights and wall mounted electric heater.



### Open Plan Lounge/Kitchen/Diner 4.72m x 5.05m (15'6" x 16'7")

Offering an abundance of natural light and great views of the city and the riverside. This open plan room has enough space to accommodate the kitchen, dining and living area. The fitted kitchen is equipped with a range of base and eye level units, fitted quartz worktop, with built in electric hob, extractor hood, oven and grill. Space for a fridge/freezer, plumbing for a dishwasher and quartz upstands. Ceiling spot lights, wall mounted electric heater. Laminate effect flooring. Access to balcony via a double glazed full glass door

### Master Bedroom 3.85m x 3.57m (12'7" x 11'8")

Laminate effect flooring. Wall mounted electric heater and ceiling spot lights. Access to en suite. Entrance door, wall mounted door release and intercom system, built in store cupboard housing boiler and plumbing for a washing machine. Ceiling spot lights and wall mounted electric heater. Access to balcony via a double



glazed full glass door

### En Suite 2.69m x 1.48m (8'10" x 4'11")

Modern fitted suite comprising: shower cubicle, hand washbasin, low level flush WC, fully tiled floor and walls, ceiling spot lights

### Bedroom Two 4.80m x 2.81m (15'8" x 9'2")

Laminate effect flooring. Wall mounted electric heater, double glazed window and ceiling spot lights

### Bathroom 2.47m x 2.08m (8'1" x 6'10")

Fitted modern white three piece suite comprising: Low level flush WC, hand wash basin, panelled bath with shower over and glass screen, tiled floor and surround, wall mounted towel ladder, extractor fan and ceiling spot lights.

### Utility Cupboard

A utility cupboard is located off the hallway. The cupboard as the benefit of plumbing for a washing machine. The heated water system also can be found in this cupboard

### External

The apartment is located in a gated complex with pedestrian gate access also. An allocated car parking space comes with the sale of the apartment. A Balcony 14.79 x 1.54 m (15.9 x 9.3) accessible via a double glazed full glass door, leading from the main living area & master bedroom stretching the entire length of the property. The balcony also benefits from a shed giving additional storage space. Lift access available at ground floor to all levels of the complex





### Lease Information

Service charge - £1500.00 per annum

Ground rent - £350.00 per annum

The lease commenced in 2007 with a length of 999 years.

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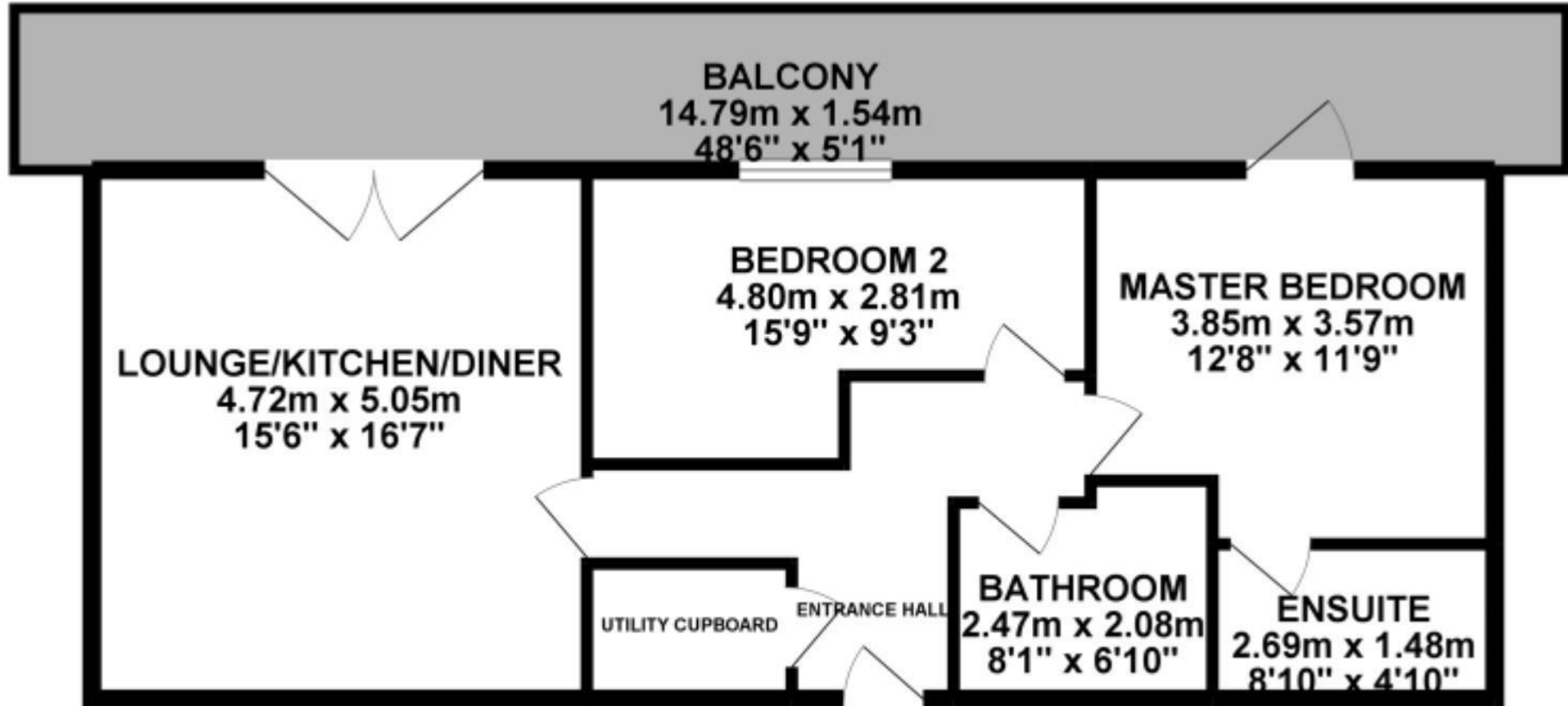
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GROUND FLOOR 67.47 sq. m.  
( 726.22 sq. ft. )



TOTAL FLOOR AREA : 67.47 sq. m. ( 726.22 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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