



Brook Street, Derby



£140,000

- Two Double Bedrooms
- City Centre Location
- First Floor
- Underfloor Heating
- En-suite to Master Bedroom
- Allocated Parking Space
- High Spec Throughout
- Leasehold
- EPC rating C
- Vacant Possession



This first-floor, two-bedroom apartment is situated in a charming, well-maintained brick building located in the heart of Derby city centre, making it ideal for investors, first-time buyers, or those looking to downsize. The apartment offers a modern and stylish open-plan layout, featuring a high-spec kitchen and lounge area with a Juliet balcony that allows plenty of natural light, creating a bright and inviting living space. It includes a master bedroom with an ensuite, a second bedroom, and a main bathroom, providing ample space and convenience.

The property boasts underfloor heating, ensuring warmth and comfort throughout, and an intercom system for added security and convenience. Additionally, there is an allocated parking space within the private car park, offering practical parking in this city centre location. With its combination of contemporary design, prime location, and high-quality features, this apartment is an attractive choice for a wide range of buyers.

Hallway

The hallway is a functional and welcoming space with rich, wooden flooring that adds warmth and elegance to the apartment. It provides convenient access to Bedroom 1, Bedroom 2, the main bathroom, and the kitchen-diner, making it a central and practical area within the property. The hallway is equipped with an intercom system for added security and convenience, as well as a heating controller, allowing easy



temperature adjustments throughout the apartment. The walls are painted in a neutral tone, enhancing the sense of space, while the clean and well-organised layout makes this hallway an attractive and efficient entrance to the main living areas.

Kitchen

This modern kitchen is well-equipped and features an integrated fridge freezer and dishwasher, offering a sleek and seamless look with its built-in design. It includes an electric single oven and hob, complemented by a contemporary extractor hood, providing an efficient cooking experience. Additionally, there is a freestanding washer dryer, offering a convenient laundry solution within the kitchen space. The kitchen's design is bright and clean, with white cabinetry paired with black countertops, while a window above the sink allows natural light to enhance the area. The dark wood or wood-effect flooring adds warmth, and the compact dining area with a small table and chairs makes it suitable for meals or as a workspace. Stainless steel elements, such as the extractor hood and sink, blend harmoniously with the overall design, and the ceiling spotlights contribute to the modern feel, making this kitchen both functional and stylish.

Lounge

The lounge is a spacious and modern open-plan living area, designed to offer both comfort and style. It is well-lit with ceiling-mounted track lighting, providing ample illumination, and large double doors open onto a Juliet balcony, allowing plenty of natural light to flood in and enhancing the sense of space. The neutral carpeted flooring adds warmth and comfort, while tasteful artwork is displayed on the walls, adding character to the room. The lounge flows seamlessly into the adjoining kitchen and dining area, creating a cohesive and functional open-plan layout. This versatile space is highly appealing for potential buyers looking for a bright, contemporary living area. Furniture is not included in the sale but could be negotiated as an extra.

Bathroom

This bathroom is modern and well-appointed, featuring a clean and stylish design. It includes a full-size bathtub with chrome fittings, providing a relaxing space for baths, as well as a separate walk-in shower with a glass enclosure, offering a convenient option for quick showers. The washbasin is integrated with a mirror cabinet above, providing both functionality and additional storage space for toiletries. A sleek, white toilet complements the overall contemporary look of the bathroom. The flooring is finished with dark tiles that contrast nicely with the lighter walls, giving the bathroom a polished and elegant feel. This space is ideal for buyers seeking a bathroom that combines practicality with modern design.

Bedroom 1

This bedroom is a spacious and well-designed area, featuring an ensuite bathroom accessible through a sleek grey door, offering convenience and privacy. The room is bright, with large windows allowing natural light to fill the space, and has neutral-colored carpeted flooring that adds warmth and comfort. A set of built-in sliding door wardrobes provides ample storage space and ensures the room maintains a clean, uncluttered look.

The walls are painted in a light, neutral tone, making the room adaptable to different styles of decor. The furniture currently in the room, which could be negotiated as part of the sale, includes a bed, bedside tables, and a dresser, enhancing the overall functionality of the space. This bedroom is ideal for potential buyers looking for a comfortable, modern, and ready-to-move-in space with the added benefit of an en-

Ensuite

This en-suite bathroom offers a sleek and contemporary design, perfect for modern living. It features a spacious walk-in shower with a clear glass sliding door, providing a stylish and practical showering experience. The vanity area includes a modern washbasin with an integrated countertop and storage unit beneath, offering plenty of space for toiletries and keeping the area tidy. Above the sink, a round mirror with a unique hanging strap adds a touch of elegance and character to the room. The toilet is seamlessly integrated into the vanity unit, maintaining a streamlined and cohesive appearance. The dark tiled flooring contrasts nicely with the lighter walls and fixtures, enhancing the overall sophisticated feel of the en-suite. This well-designed space is ideal for buyers seeking a modern, functional, and attractive bathroom in their new apartment.

Bedroom 2

This bedroom is a spacious and well-lit area, featuring modern built-in sliding door wardrobes that offer ample storage space and help maintain a clean, uncluttered look. The large window allows plenty of natural light to enter, creating a bright and inviting atmosphere. The neutral carpeted flooring adds warmth and comfort to the room, making it a cosy retreat. The walls are painted in a light, neutral tone, providing a versatile backdrop that can suit various decor styles. While the furniture currently in the room is not included in the sale, it could be negotiated as part of the purchase if desired by the buyer. This bedroom is an attractive and functional space that would appeal to potential buyers looking for a modern, ready-to-move-in apartment.

Lease Information

The lease on the property is 999 years from 1 January 2006. 982 years remaining

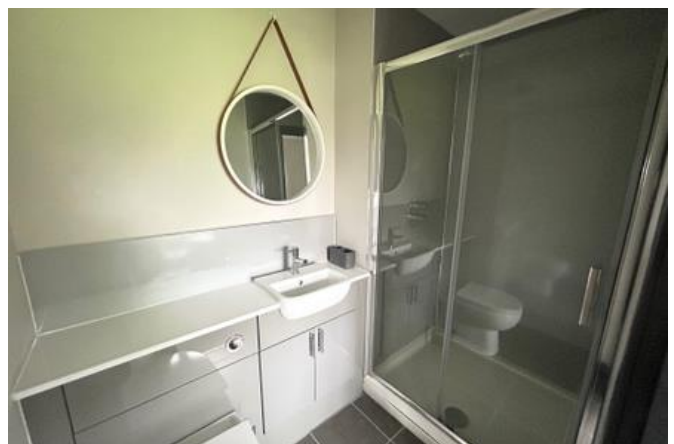
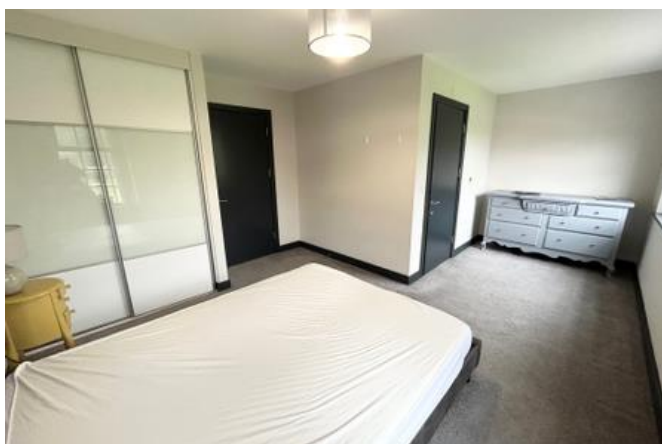
The service charge is £1730.58 per annum

The ground rent is £250 per annum

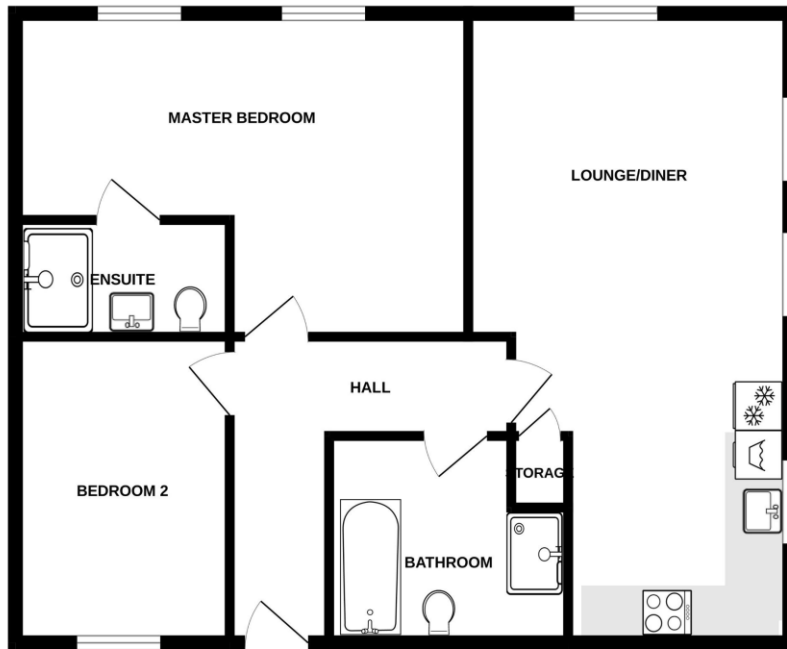
Parking: By the layout on the lease, the parking space is outlined as the second bay on the right as you enter through the electric gate.

Disclaimer

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GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



APARTMENT 4, WEST POINT BROOK STREET, DERBY, DE1 3TE

TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) 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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