



Brook Street, Derby



**£140,000**



## Key Features

- 2 Double Bedrooms
- Ensuite To Master Bedroom
- First Floor
- Recently Refurbished Throughout
- No Chain
- Allocated Private Parking
- EPC rating B
- Leasehold





This recently refurbished first-floor, two-bedroom apartment is set in a charming, well-maintained brick building in the heart of Derby City Centre, making it an excellent choice for investors, first-time buyers, or those looking to downsize. The apartment features a modern and stylish open-plan layout, with a high-spec kitchen and lounge area that opens onto a walk-out balcony, allowing plenty of natural light to fill the space and create a bright, inviting atmosphere. The master bedroom includes a walk-through wardrobe leading to an en-suite, while the second bedroom and main bathroom offer additional convenience and space.

The property benefits from underfloor heating for warmth and comfort, along with an intercom system for enhanced security and ease of access. It also comes with an allocated parking space within a private car park, offering practical parking in this central location. With its blend of contemporary design, prime location, and high-quality finishes, this apartment is an appealing option for a variety of buyers.



### Hallway

The hallway in this apartment is bright and well-lit, featuring modern light fixtures and attractive wood-effect flooring, creating a welcoming entrance to the property. It provides access to all the main areas of the apartment, including both bedrooms, the main bathroom, the open-plan lounge/kitchen, and an airing cupboard. The hallway also includes an intercom system for added convenience and security, allowing easy communication with visitors. Its neutral décor complements the overall modern feel of the apartment, making it a practical yet stylish part of the home.

### Lounge/Kitchen

The open-plan lounge and kitchen area offers a spacious, modern layout with plenty of natural light from the large windows and door, which provides access to a private balcony. The kitchen is fitted with contemporary cabinetry and high-quality black countertops, including an integrated dishwasher, oven, hob, and extractor fan. There is ample space for a freestanding fridge freezer and washing machine. The wood-effect flooring flows seamlessly throughout the room, adding a warm and inviting feel. This versatile space is perfect for both relaxation and entertaining.

### Main Bathroom

The main bathroom is spacious and modern, featuring a clean and contemporary design. It includes both a full-size bathtub and a separate curved glass shower enclosure, offering flexibility and convenience. The bathroom is fitted with sleek, neutral-coloured tiles and a pedestal sink, giving the space a streamlined look. Additionally, a heated towel rail is present, providing comfort and added luxury. The neutral tones throughout create a calm, inviting atmosphere, making this bathroom a practical yet stylish part of the apartment.





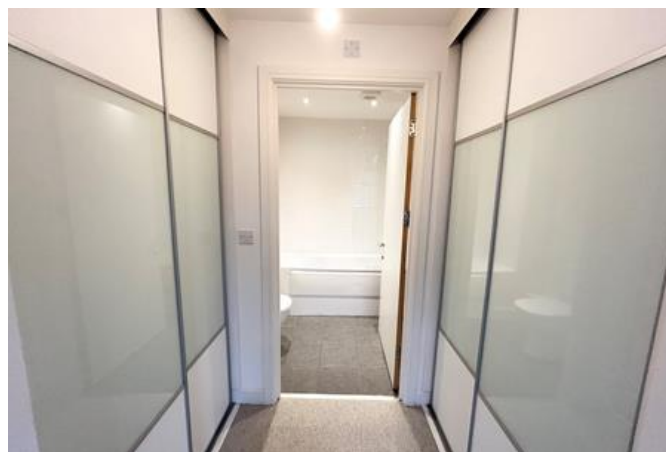


## Bedroom 1

The master bedroom is a spacious and inviting room, featuring a large window that fills the space with natural light, creating a bright and airy atmosphere. The room has a neutral décor with light-coloured carpeting, offering a versatile canvas for any style of furnishing. One of the standout features is the walk-through wardrobe area, which includes sleek built-in wardrobes with sliding doors on both sides, providing ample storage space. The wardrobe area leads directly to the ensuite, adding convenience and a touch of luxury to the master suite. This room is designed with comfort and practicality in mind, making it a perfect retreat within the apartment.

## Ensuite

The ensuite bathroom features a sleek and modern design, offering both functionality and style. It includes a full-size bathtub with a glass shower screen and an overhead shower, providing the option for a relaxing bath or a quick shower. The room is finished with neutral tiles around the bath and sink area, giving it a clean, fresh look. A contemporary pedestal sink and a matching toilet complete the suite. The floor is tiled in a dark tone, which contrasts nicely with the light walls and fixtures, creating a sophisticated and low-maintenance space that complements the master bedroom perfectly.



## Bedroom 2

The second bedroom is a spacious, light-filled room featuring two large windows with black-framed panes that allow plenty of natural light to flow in. The neutral colour palette, with light walls and carpeting, enhances the sense of space and brightness. This room is well-suited for various uses, such as a guest room, home office, or additional bedroom. It also includes built-in wardrobe storage with sleek sliding doors, providing ample storage space while maintaining a clean, modern aesthetic. The simple and fresh design makes it a versatile space in this recently refurbished apartment.

## Lease Information

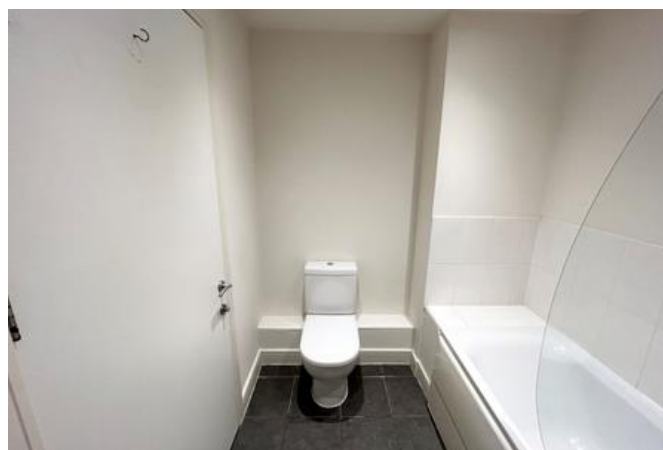
The lease on the property is 999 years from 28 March 2007. 982 years remaining

The service charge is £1730.58 per annum

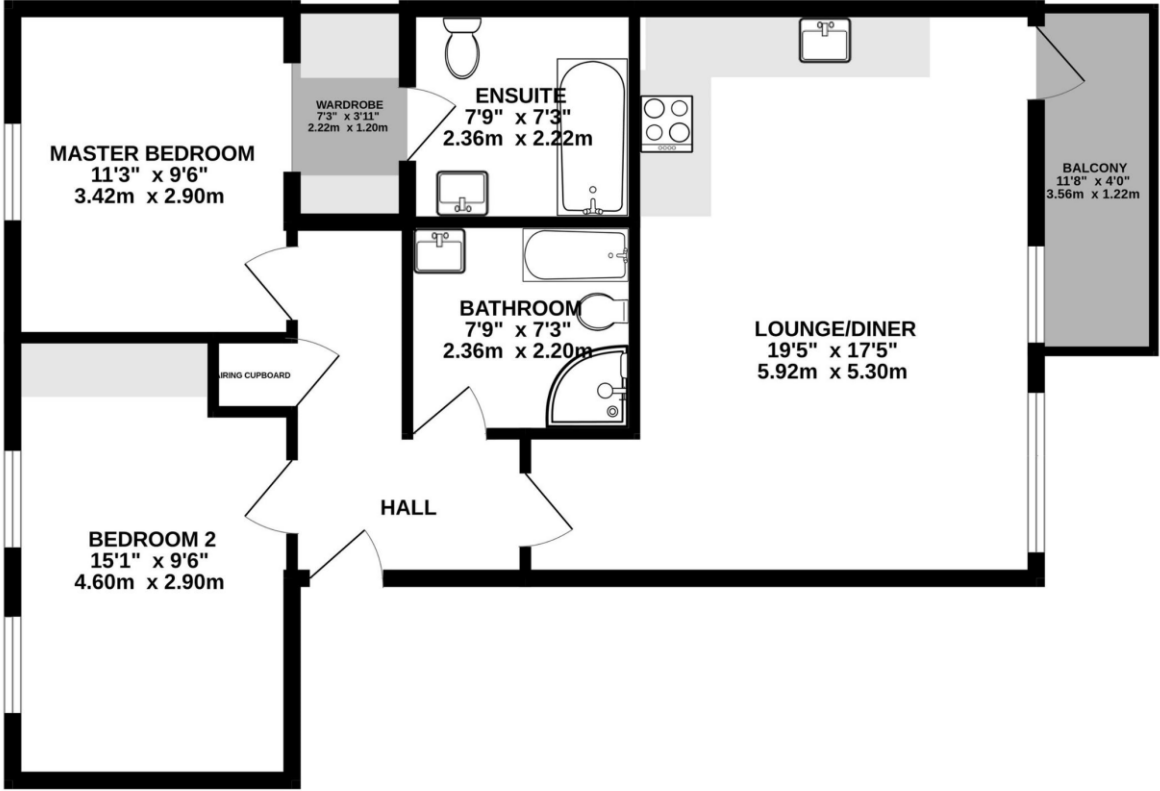
The ground rent is £250 per annum

## Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Belvoir nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance.



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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.  
Made with Metropix ©2024

