



Siddals Road, Derby

£125,000



Key Features

- Luxury Second Floor Apartment
- Open-Plan Living Space
- Large Double Bedroom
- Walking Distance to City Centre
- Just Minutes from Train Station
- Allocated Parking
- EPC rating C
- Leasehold





Located in a beautifully converted historic building that once housed railway workers' dormitories, this exceptional one-bedroom second-floor apartment perfectly blends original character with modern comforts. Situated in the heart of Derby City Centre and just a short walk from the train station, this property is ideal for both owner occupiers and investors alike.

Step inside to discover high ceilings, exposed brickwork, and large newly installed windows that flood the space with natural light. The open-plan living area features a Juliet balcony and a sleek, contemporary kitchen complete with integrated appliances including an oven, washing machine, fridge freezer, and extractor fan. The kitchen's smart layout and stylish tiled splashback offer both practicality and a modern aesthetic.

The spacious lounge area is beautifully finished with wood flooring and period features, creating a warm and inviting atmosphere. The generous double bedroom and modern bathroom—with a full-length bath and overhead shower—offer comfort and functionality. The apartment also benefits from WiFi-

enabled smart electric heating, an allocated off-road parking space, and excellent rental potential of approximately £900 per month.

With its unique character, fantastic location, and modern upgrades throughout, this apartment offers a rare opportunity to own a slice of Derby's heritage with all the conveniences of contemporary living. Don't miss out - book your viewing today!

Lease Information

Start Date: 11/05/2006
 End Date: 13/08/2128
 Lease Term: 125 years from 13 August 2003
 Term Remaining: 103 years
 Service Charge: £1169.97 per annum
 Ground Rent: £0



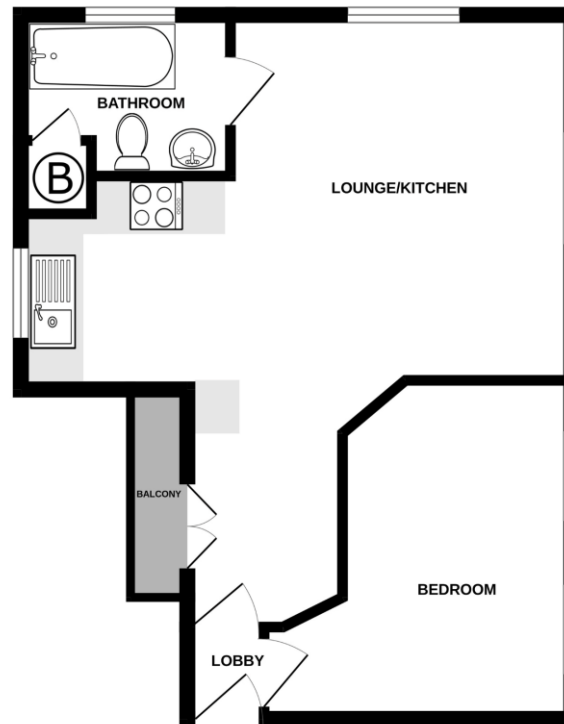
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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA - 450 sq.ft. (41.8 sq.m.) approx.

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