

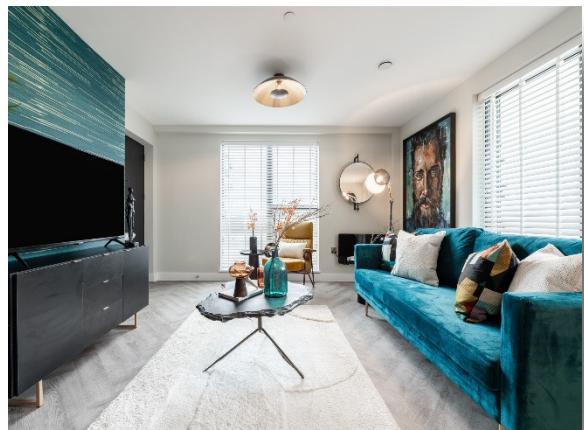


The Silk Yard Liversage Street, Derby, DE1 2LD

welcome to

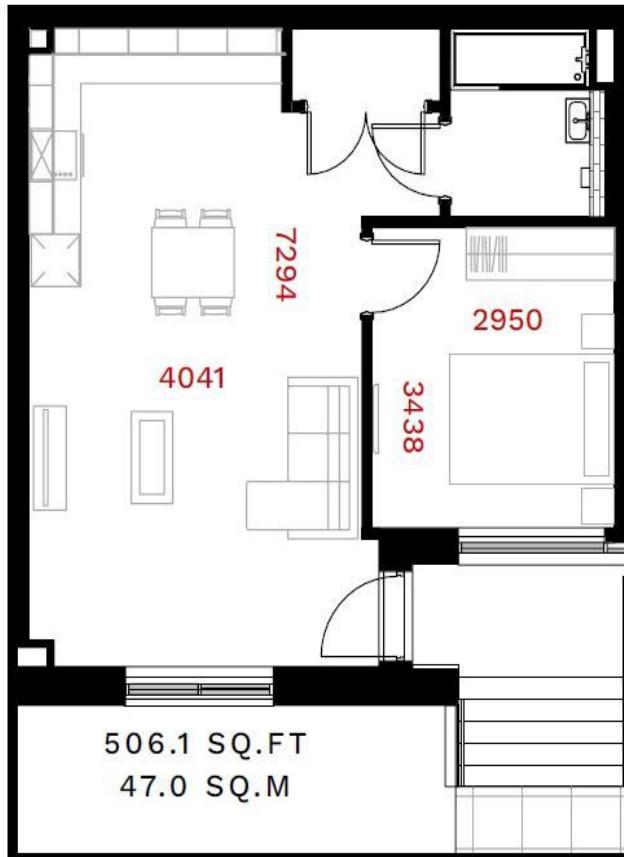
The Silk Yard Liversage Street, Derby

This one-bedroom apartment at Mulberry House offers modern city living. Featuring a spacious openplan layout, a high-spec kitchen with integrated appliances, a luxurious shower room, and secure parking, it's an ideal choice for first-time buyers!!



ONE B ED

BLOCK A - MULBERRY HOUSE



Kitchen, Living & Dining Area

Shower Room

Double Bedroom

About The Developer

Additional Information



THE SILK YARD

welcome to

The Silk Yard Liversage Street, Derby

- Modern One bedroom ground floor apartment in prime location
- High spec kitchen with premium finishes & integrated appliances
- Luxury shower room with designer fittings and porcelanosa tiles
- Secure parking available & advanced security features
- Strong investment potential with up to 7% rental yields

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

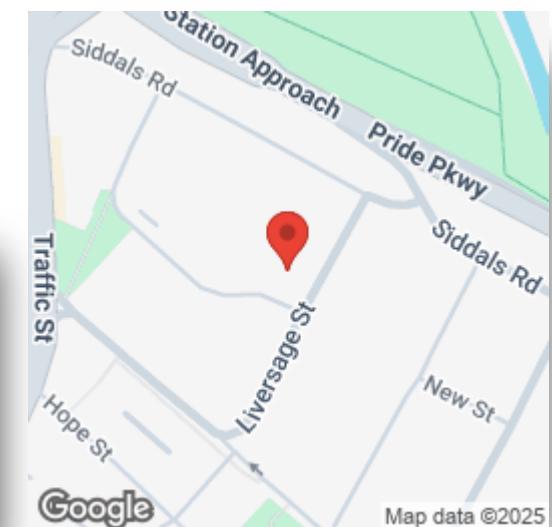
Ground Rent: Ask Agent

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.

£190,000

Step into stylish city-centre living with this one-bedroom ground floor apartment at Mulberry House-a premium new development in Derby. Designed with contemporary elegance, this home offers a bright and airy open-plan kitchen, living, and dining space, perfect for entertaining or relaxing after a busy day.

The high-spec kitchen features sleek cabinetry, premium worktops, and integrated appliances, including an oven, hob with extractor, dishwasher, washer/dryer, and fridge-freezer. The spacious double bedroom provides a comfortable retreat, finished to a high standard with luxury flooring throughout.



view this property online bagshawsresidential.co.uk/Property/DBY121366

Please note the marker reflects the postcode not the actual property



Property Ref:
DBY121366 - 0002

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.

 **bagshaws residential**



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