

CURRAN  
BIRDS  
+ CO

WEAVERS  
♦  
POINT

Apartment 14 Weavers Point  
Lodge Lane Derby  
£180,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



STYLISH HIGH SPECIFICATION APARTMENT - A superb high specification two double bedroom second floor apartment built by 'Radleigh Homes' in 2016, set within one of the most desirable gated developments in heart of Derby City Centre. This property offers spacious and beautifully appointed accommodation with high quality fittings and superb open plan living dining area with open plan kitchen, two double bedrooms with contemporary shower room and en-suite bathroom. Outside, there is secure gated parking with a remote control telephone activated electric gated access with allocated parking space and communal gardens.

An ideal opportunity for a first time buyer, young professional couple to acquire a high quality apartment set within this most convenient City centre location. An internal inspection is strongly recommended in order to fully appreciate the quality and presentation of this superb apartment.





## The Detail

Set on the second floor of this secure and exclusive Radleigh Homes development, this beautifully presented apartment offers contemporary city living finished to a high standard throughout.

Upon entering, the entrance hallway leads to an inner hallway which provides access to all the main rooms including the open plan living dining room, primary bedroom, bedroom two, contemporary shower room and a useful utility cupboard with dark worktops, space for a washing machine and dryer, and storage for the electrical fuse box.

The spacious open plan living dining room is thoughtfully designed to maximise natural light and comfort. The living area features grey wood grain effect flooring and a corner window with elevated views towards the historic mill buildings—offering a characterful backdrop to the modern setting.

The adjoining kitchen is stylish and practical, fitted with white high-gloss units complemented by dark wood-effect worktops and chrome handles. Integrated appliances include a stainless steel oven and hob, slimline dishwasher, fridge-freezer, and stainless steel sink, all enhanced by recessed LED downlighting that adds to the clean, modern aesthetic.

The spacious primary bedroom includes a TV and internet point and a front facing window. The primary bedroom also benefits a well-appointed en-suite bathroom with a white three-piece suite, tiled splashbacks, glazed shower screen, and a chrome heated towel rail. The second double bedroom is equally well-sized and features built-in mirrored sliding wardrobes and a TV point. A separate shower room serves this bedroom and guests alike, finished in a matching contemporary style.

Externally, the apartment benefits from a designated parking space within the gated development, with telephone-activated electric access and well-maintained communal grounds.







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## The Location

The property's sought after location, a short walk away from Derby city centre, offers easy access to a full range of services including comprehensive shopping facilities with major retailers being located in the Derbion Shopping Centre. The Cathedral Quarter offers a range of independent shops and boutiques and includes Sadler Gate and Irongate. The vibrant Friar Gate Quarter is the place to be for those who enjoy relaxing and indulging in stylish restaurants.

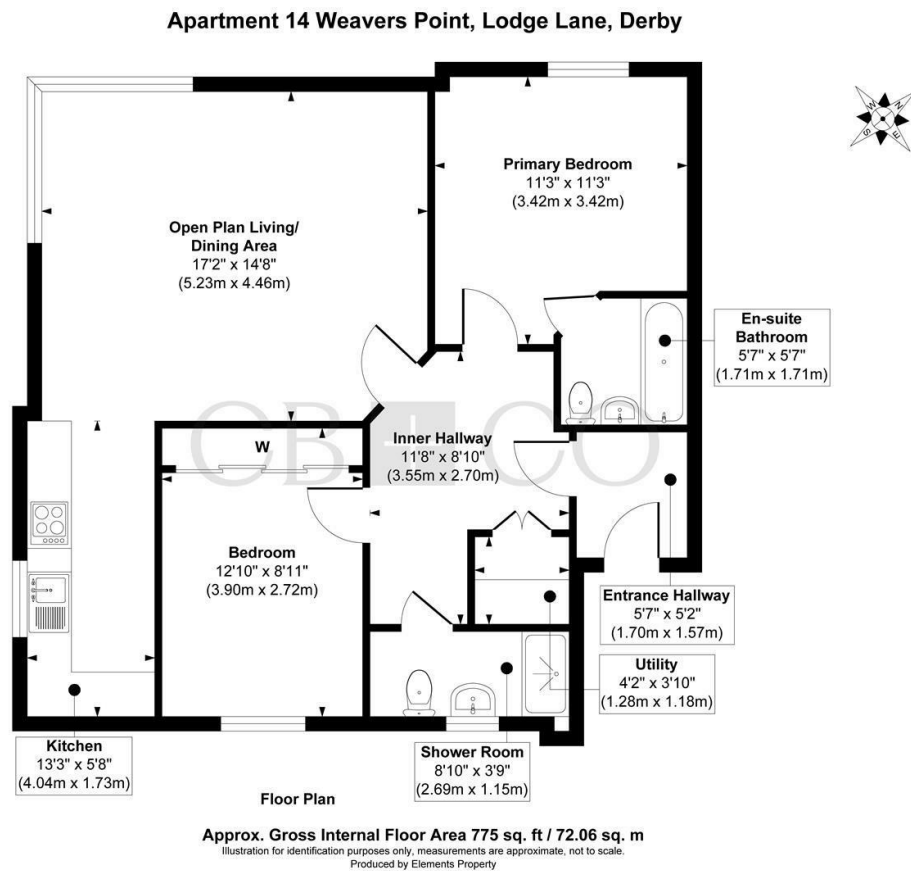
An excellent range of leisure facilities are also within easy access including the leisure centre on Queen Street, the truly delightful Darley Park which borders the River Derwent and thus offering some spectacular scenery for keen walkers. Alternatively Markeaton Park with its small golf course, cricket ground and tennis courts is ideal for those with sporting interests.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which link to the M1 motorway and A50 which in turn provide swift onward travel to other regional centres including Nottingham, Stoke, Burton upon Trent and East Midlands International Airport.









## The Particulars

- Most Stylish Two Double Bedroom Second Floor Apartment
- Built by Radleigh Homes to a Quality Specification in 2016
- Highly Desirable Gated Development - Ideal For Young Professionals
- Ideal For Young Professionals or First Time Buyer
- Communal Entrance, Intercom Entry System
- Entrance Hallway, Inner Hallway, Utility Room.
- Spacious Living Dining Room with Contemporary Open Plan Kitchen
- Two Double Bedrooms, En-Suite Bathroom & Shower Room
- Allocated Parking Space
- Highly Convenient City Centre Location

### Size

Approx 775.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B

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Let's *Talk*

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