



LIVERSAGE SQUARE, CASTLEWARD, DERBY

PRICE £235,000

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO LIVERSAGE SQUARE

STUNNING DUPLEX PENTHOUSE WITH ROOF TERRACE - A most spacious duplex penthouse apartment, offering approximately 1,000 sq ft of accommodation arranged over two floors, with two/three double bedrooms and a stunning roof terrace enjoying far-reaching views across Derby city centre. This impressive property represents an ideal opportunity for young professionals, situated in a highly convenient city-centre location close to a wide range of shops, amenities and Derby Railway Station.

The property is accessed via a communal entrance hallway with intercom entry, with the apartment occupying the third and fourth floors. In brief, the accommodation comprises: entrance hallway, spacious contemporary open-plan dining kitchen with balcony, utility room, two double bedrooms and a contemporary bathroom.

Stairs lead to a most impressive living room, which could also be utilised as a third bedroom, with a separate WC and access to the stunning decked roof terrace.

The property is subject to on-street parking with a permit scheme available.

THE DETAIL

The apartment is approached via a communal entrance with intercom system, leading to a communal entrance hallway. There are stairs leading to the all of the apartments in the building with this apartment being accessed off the third floor.

There is a private entrance hallway into the property and the lower floor accommodation. The hallway provides access to the principal rooms, including the open-plan living and kitchen area, two bedrooms, bathroom and useful utility cupboard.

The kitchen is fitted with high-gloss anthracite units and a range of integrated appliances including electric oven, gas hob with extractor, fridge-freezer, dishwasher and microwave. The living area enjoys excellent natural light and French doors open onto the first timber-decked balcony, which provides views towards established trees and Derby city centre.

Both bedrooms are positioned to the front elevation and benefit from windows providing good natural light. The contemporary bathroom is fitted with a three piece suite including bath with overhead shower, wash-hand basin and WC.

Stairs rise to the upper floor, where a generous living room provides superb flexibility and could potentially be utilised as an additional bedroom. Windows on three elevations create an impressive outlook across Derby, whilst French doors provide access to a second, larger timber-decked balcony. A separate WC and storage cupboard complete this level.

The property has on-street parking with a local parking scheme available.





The Location

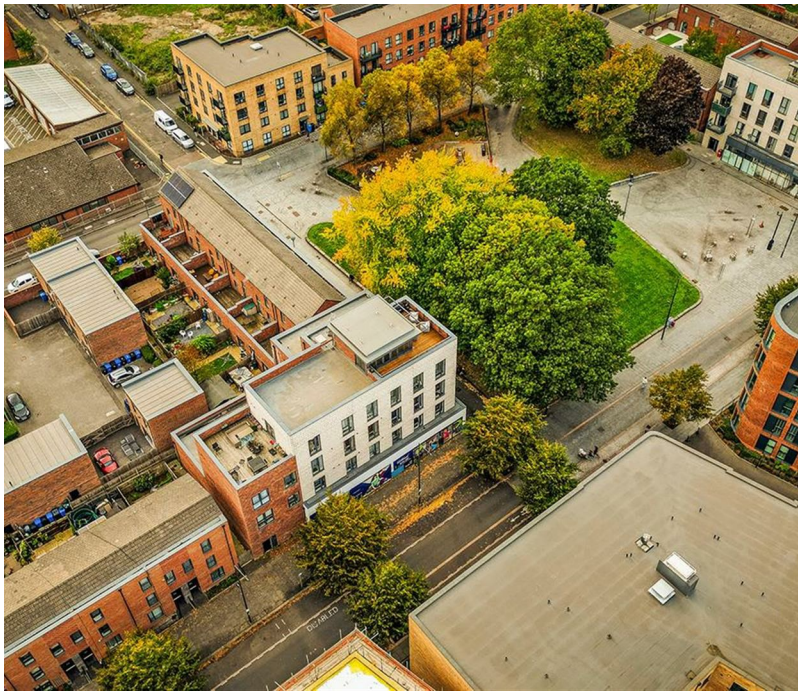
The property occupies a most convenient location set within the sought after Castleward Development just a short walk from the heart of Derby City Centre and within just a few minutes walking distance of Derby Railway Station.

Derby City centre offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the Derbion shopping centre also offers state of the art cinema and a range of major retail outlets.

Pride Park is also located close by with its David Lloyd Health Club and range of bars and restaurants and employment opportunities at a range of employers including Rolls-Royce.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

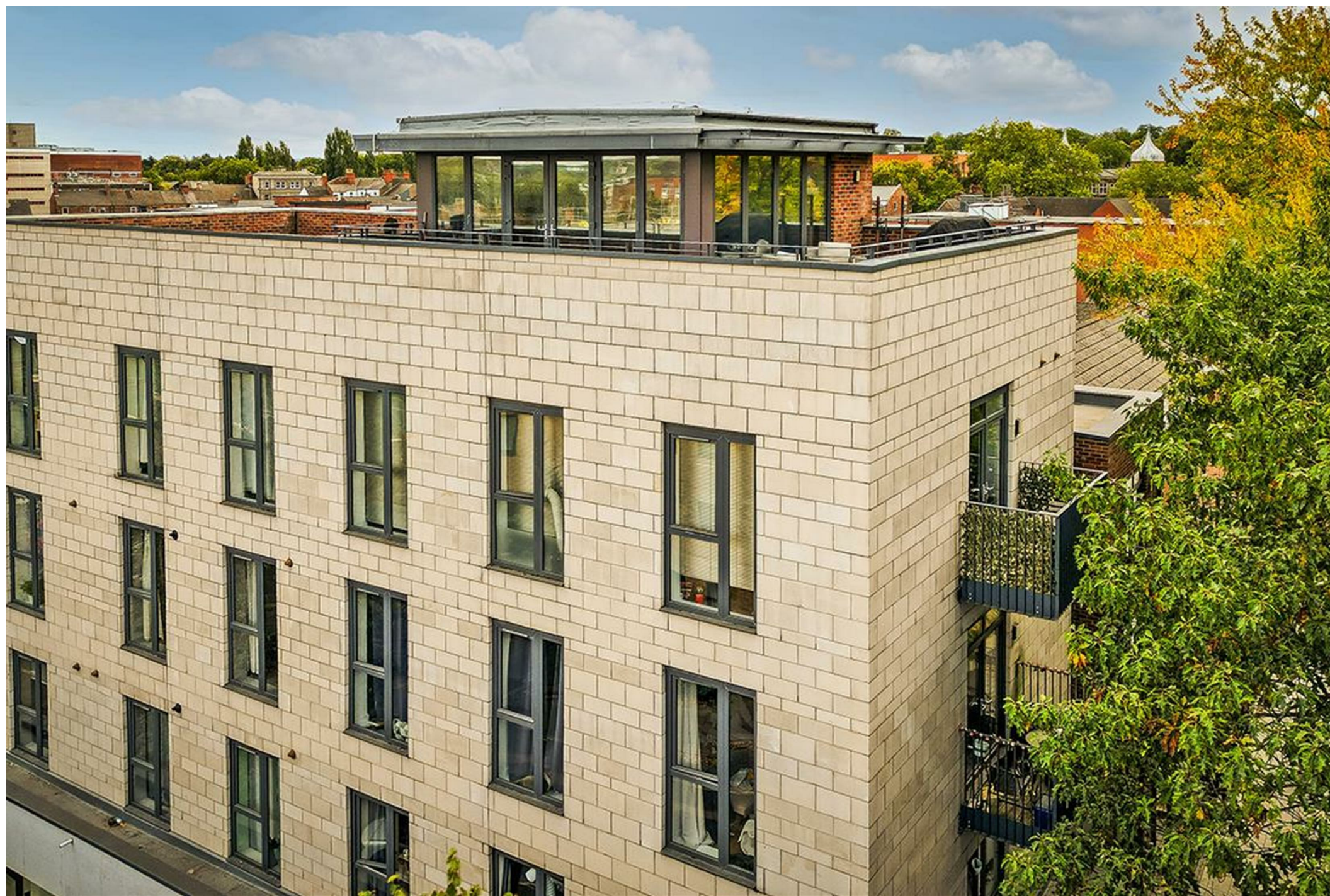




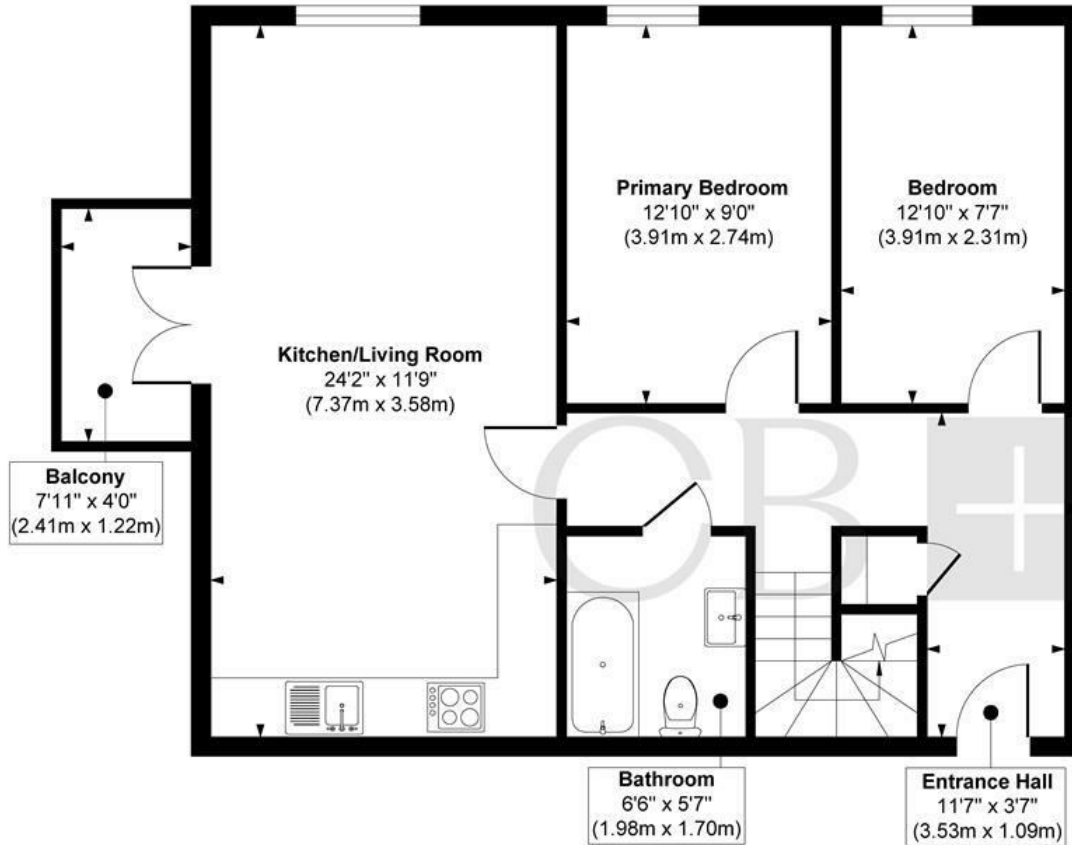




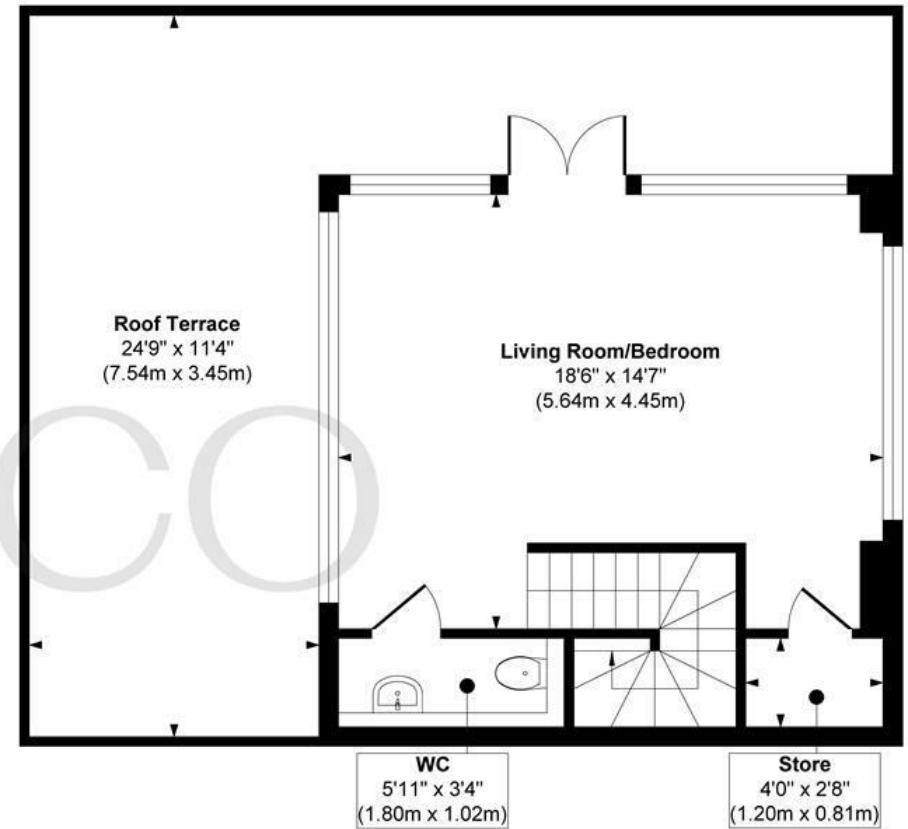




Liversage Square, Castleward, Derby



Third Floor
Approximate Floor Area
700 sq. ft
(65.03 sq. m)



Fourth Floor
Approximate Floor Area
334 sq. ft
(31.02 sq. m)

Approx. Gross Internal Floor Area 1406 sq. ft / 130.61 sq. m (Including Roof Terrace)

Approx. Gross Internal Floor Area 1034 sq. ft / 96.05 sq. m (Excluding Roof Terrace)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1034.00 sq ft

EPC RATING

COUNCIL TAX BAND

A

- Stunning Duplex Penthouse Apartment with Large Roof Terrace
- Third & Fourth Floor Position - Outstanding Open Views over Derby City Centre
- Over 1000 Square Feet of Living Accommodation Plus Roof Terrace
- Ideal for Young Professionals or First Time Buyers
- Entrance Hallway, Utility & Stunning Open Plan Dining Kitchen with Balcony
- Beautiful Living Room/Bedroom with WC & Access to Roof Terrace
- Two/Three Bedrooms & Contemporary Bathroom
- On Street Permit Parking Scheme Available
- City Centre Location close to Derbion Centre & Derby Railway Station
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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