



Cathedral View Full Street, Derby, DE1 3AF

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welcome to

Cathedral View Full Street, Derby

Third-floor, high-spec two-bedroom at Cathedral View, Full Street. Enjoy sweeping river and city vistas from the balcony. Open-plan kitchen/living/dining, principal bedroom with sleek en-suite, second double, stylish main bathroom, lift access and prime Derby location. Near amenities too!!





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welcome to

Cathedral View Full Street, Derby

- Third-floor apartment with lift access
- Private balcony with river & city skyline views
- Open-plan kitchen/living/dining layout
- High-spec finish with integrated appliances
- Principal bedroom with en-suite shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4024.68

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

from

£180,000



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Positioned on the third floor of Cathedral View on Full Street, this high-spec two-bedroom apartment marries standout River Derwent and city views with stylish, low-maintenance living. A welcoming hall leads to a bright open-plan kitchen/living/dining room, perfect for relaxing or entertaining. Full-height glazing draws in natural light and opens to a private balcony, framing sweeping water and skyline vistas.

The kitchen pairs sleek cabinetry with generous worktops and integrated appliances to maximise space and function. The principal bedroom is a peaceful retreat with fitted storage and a smart en-suite shower room. A second double bedroom provides flexibility for guests or home working, while the main bathroom echoes the same contemporary finish with quality tiling and fittings.

Residents benefit from lift access, secure entry and well-kept communal areas. From this prime riverside address, you're moments from the Cathedral Quarter's cafés, bars and boutiques, cultural highlights such as QUAD and the Museum of Making, and river walks. Excellent connections place the A52, A38 and Derby Station within easy reach for commuting or weekend trips. Immaculate, well-proportioned and ready to move into, this apartment suits professionals, downsizers and investors seeking exceptional outlooks and a premium city location. Close to river walks & amenities...



Please note the marker reflects the postcode not the actual property



Property Ref:
DBY121472 - 0004

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.

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