



**The Silk Yard, Liversage Street, Derby, DE1 2LD**

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welcome to

## The Silk Yard Liversage Street, Derby

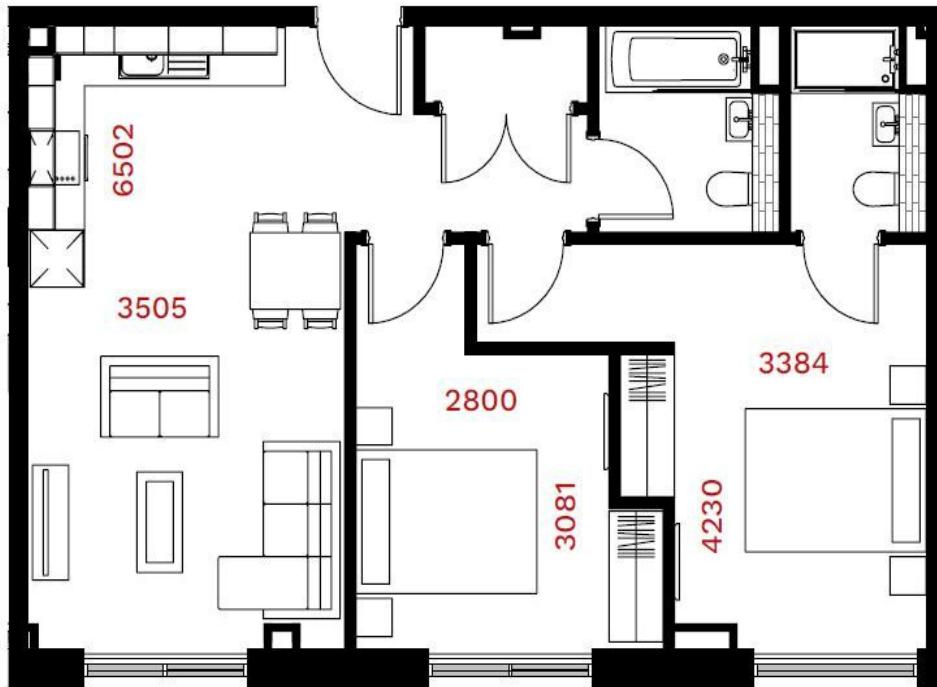
The Silk Yard is Ideally located for working, studying, shopping, socialising and commuting with the train station, bus station and major road links all on your door step. The Silk Yard offers high quality accommodation in an ideal location. Marks and Spencer, Derbion, Sports facilities, bars & restaurants are located within a short walk.

The Silk Yard is not just a place to live, it's a community. With a focus on modern living, the development blends contemporary style with the rich history of Derby, offering residents a lifestyle of ease and convenience. Positioned between the city centre & Derby railway station, residents are perfectly placed to enjoy easy access to all that Derby has to offer. With an expected increase in property values and rental yields, Lombe House is an exceptional investment opportunity in a rapidly growing city.



TWO BED

BLOCK A - MULBERRY HOUSE



690.0 SQ.FT  
64.1 SQ.M



THE SILK YARD

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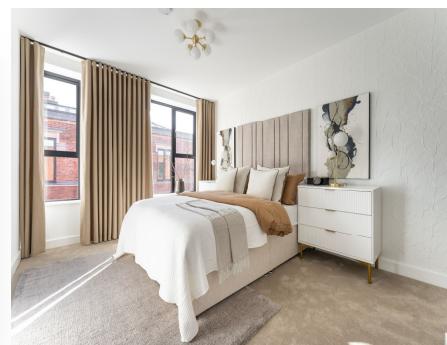
## The Silk Yard, Liversage Street, Derby

- Contemporary residences curated with aesthetic of sleek, modern style
- Door access and control. CCTV and audio/visual door entry system
- high quality finishes and spec including vinyl laminate throughout
- 2 bedroom apartment with luxury shower room and bathroom
- Integrated appliances including oven, hob with extractor, dishwasher, washer / dryer and fridge/freezer

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 1768.00

Ground Rent: Ask Agent



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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.



Property Ref:  
DBY121544 - 0002

Please note the marker reflects the postcode not the actual property

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**01332 361308**



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



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