



**Mulberry House, Castleward Boulevard, Derby, DE1 2FQ**



**welcome to**

**Mulberry House, Castleward Boulevard, Derby**

Modern 1-bedroom apartment in the heart of Derby City Centre. Stylish open-plan living, close to transport links and local amenities-perfect for first-time buyers or investors.





### **Kitchen Living Room**

16' 1" MAX x 21' 9" MAX ( 4.90m MAX x 6.63m MAX )

### **Bedroom**

13' 8" MAX x 10' 4" MAX ( 4.17m MAX x 3.15m MAX )

### **Bathroom**

6' 5" MAX x 7' 8" MAX ( 1.96m MAX x 2.34m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Mulberry House, Castleward Boulevard, Derby

- First-floor 1-bedroom apartment
- Open-plan kitchen, dining & living space
- Double bedroom and modern bathroom
- Quiet yet central Derby City Centre location
- Less than 10 years old - contemporary finish throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: A 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.

from

**£190,000**



Located in a peaceful pocket of Derby City Centre, this contemporary first-floor apartment offers the perfect balance of modern city living and everyday convenience. Set within a well-maintained development built less than 10 years ago, the property boasts a sleek open-plan layout ideal for professionals, couples, or investors.

As you enter the apartment, you're welcomed into a spacious kitchen and living area with ample room for dining and relaxing. A generous double bedroom and a well-appointed bathroom lead off the main space, creating a comfortable and functional home.

Positioned just a short stroll from Derby train and bus stations, and within easy reach of Derby Royal Infirmary, the location is superb for commuting and accessing the city's thriving restaurants, shopping, and cultural attractions. Whether you're a first-time buyer or seeking a prime investment opportunity, this property ticks all the boxes.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121484](https://bagshawsresidential.co.uk/Property/DBY121484)



Property Ref:  
DBY121484 - 0003

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