



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

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

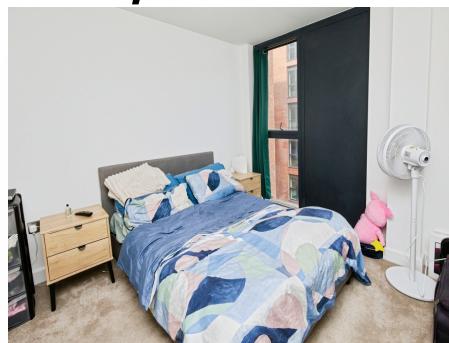
Council Tax Band: A Service Charge: Ask Agent

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



view this property online bagshawsresidential.co.uk/Property/DBY121484

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



Property Ref:
DBY121484 - 0003

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.

 bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk