



## Stuart Street, City Centre, Derby



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### Offers in excess of £115,000

- First Floor Apartment
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Stylish Modern Kitchen
- Communal Lift
- City Centre Location
- Secure Gated Car Park
- Leasehold
- EPC rating B
- Council Tax Band B



Set within the desirable Derby Riverside development, this well-appointed first floor apartment combines generous living accommodation with contemporary finishes and excellent connectivity to the city. The property is accessible via both lift and staircase, leading into an inviting L-shaped entrance hallway which naturally guides you through the home.

The heart of the apartment is the open-plan lounge, dining and kitchen area - a superbly sized space with great natural light courtesy of the floor-to-ceiling windows, which open to a Juliet balcony overlooking the development. The kitchen has been thoughtfully upgraded by the current owner, featuring sleek modern cabinetry and pristine white worktops, providing a stylish and social environment ideal for relaxing or entertaining.

There are two well-proportioned double bedrooms, making the home ideal for sharers, couples or those seeking a guest room or home office. The primary bedroom benefits from its



own en-suite shower room, while the main bathroom offers a full-size bath with shower over, wash basin and W.C - all neatly presented.

The property is complete with access to a gated communal car park, adding security and convenience to this prime urban setting.

Positioned just a short walk from Derby City Centre, Pride Park, the train station, and riverside walking routes, this property presents an excellent opportunity for both owner-occupiers and investors looking for a quality apartment in a strong rental location.

### Hallway

A welcoming L-shaped entrance hall offering access to all internal rooms, with space for coats, shoes and everyday storage. Neutral finishes keep the area bright and inviting.

### Open Plan Living Room/Kitchen 7.37m x 4.03m (24'2" x 13'2")

A generous social space with wood-effect flooring and excellent natural light from the large floor-to-ceiling windows. The Juliet balcony opens the room to fresh air and views over the development, while there is ample room for both living furniture and a dining set. The striking modern kitchen fitted with sleek grey cabinetry and pristine white worktops for a high-end finish has integrated oven and hob, space for appliances and plenty of storage and preparation worktop space. A breakfast bar provides additional seating or serving space for informal dining.

### Bedroom One 3.72m x 2.8m (12'2" x 9'2")

A spacious double bedroom with two large windows allowing in plenty of daylight. The room has access its own en-suite for added privacy and convenience.

### Bedroom One En-suite 2.46m x 0.99m (8'1" x 3'2")

Fitted with a shower enclosure, wash basin and W.C., all neatly maintained and finished with tiled splashback detailing for a clean, modern look.



## Bedroom Two 3.72m x 3.8m (12'2" x 12'6")

A second double bedroom, currently used as a flexible work-from-home space. Dual aspect windows create a bright environment ideal for guests, sharers or a home office.

## Bathroom 1.85m x 2.46m (6'1" x 8'1")

A well-presented family bathroom featuring a full-size bath with shower over, pedestal wash basin and W.C. Neutral tiling and a frosted window make this a practical and airy space.

## Service Charge and Management Costs

Annual Service charge £1789.02

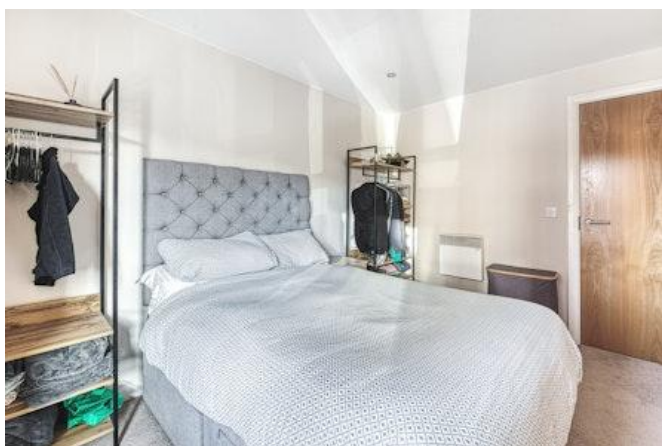
Reserve Fund of £307.14 per annum payable every 6 months

Annual Ground Rent charge £350 per annum

Lease Term: 999 years from 1.1.2004 - Term Remaining: 978 years

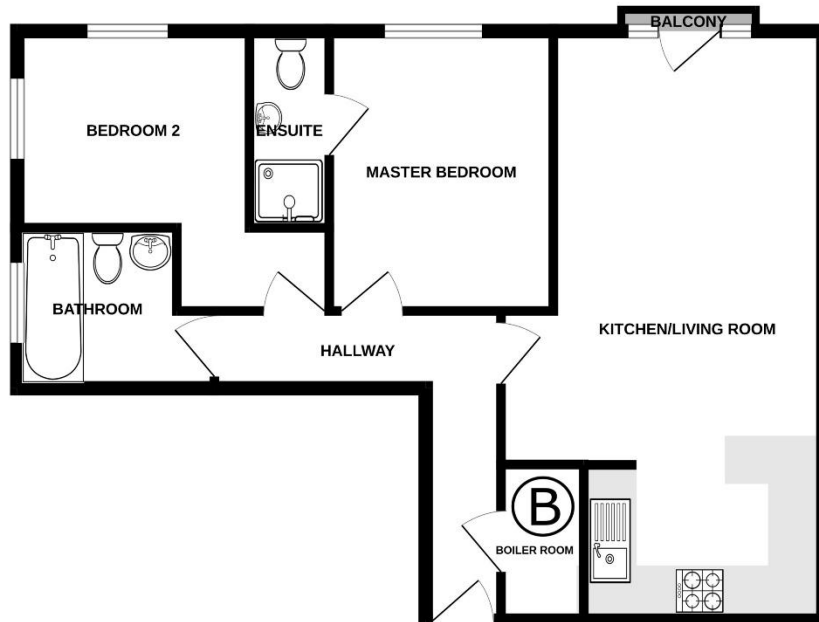
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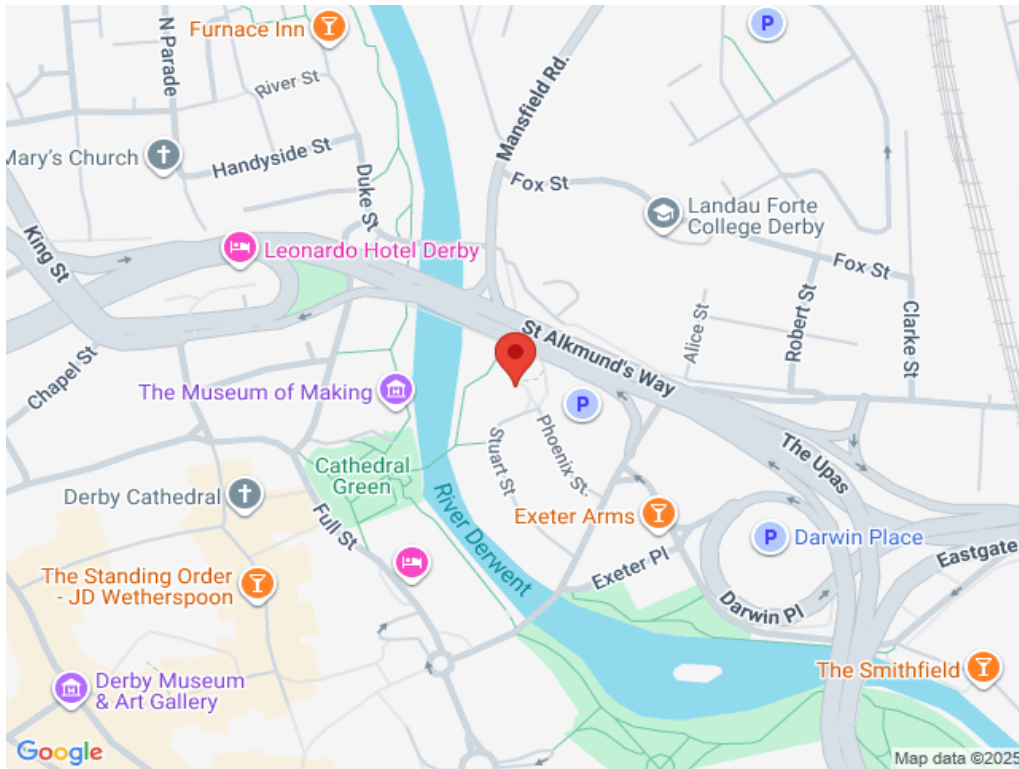




GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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