



Parliament Street, Derby,

£99,950



Key Features

- 2 Double Bedrooms
- Second Floor Apartment
- En-suite to Master
- Open Plan Living / Dining Room
- Secure Allocated Parking
- Currently Tenanted
- EPC rating B
- Leasehold





Located within the popular Parliament Court development just a short distance from Derby city centre, this well-presented second-floor apartment offers spacious accommodation and a fantastic opportunity for investors or first-time buyers alike.

The property features a secure entry system, a welcoming hallway with useful storage cupboards, two generous double bedrooms - the master benefiting from an ensuite shower room and a modern family bathroom. The open-plan living area provides a bright and airy space with a Juliet balcony and a fitted kitchen complete with integrated oven, hob, and extractor fan.

The apartment also benefits from gas central heating, double glazing, and an allocated parking space within a secure gated car park. Currently let at £735 per calendar month, this property offers an excellent ready-made investment with tenants already in situ.

Conveniently located close to local amenities, major employers, and excellent transport links, the property provides easy access to the city centre, the Royal Derby Hospital, and the A38/A52 road network.



Hallway

Spacious hallway with wood-effect flooring, two useful storage cupboards, radiator, and doors leading to all rooms.

Open Plan Living Room

Bright and modern open-plan space with Juliet balcony, two uPVC windows, wood and tiled flooring, TV point, and radiator. The kitchen area includes a range of wall and base units, worktops, stainless steel sink, integrated oven, gas hob with extractor, and space for appliances.

Bedroom 1

Double bedroom with uPVC window, radiator and access to ensuite shower room.

Ensuite

Fitted with a corner shower cubicle, low-level WC, wash hand basin, tiled splashbacks, and extractor fan.

Bedroom 2

Second double bedroom with uPVC window and radiator.

Bathroom

Comprising a white suite with panelled bath and shower over, glass screen, pedestal wash basin, low-level WC, part-tiled walls, and extractor fan.

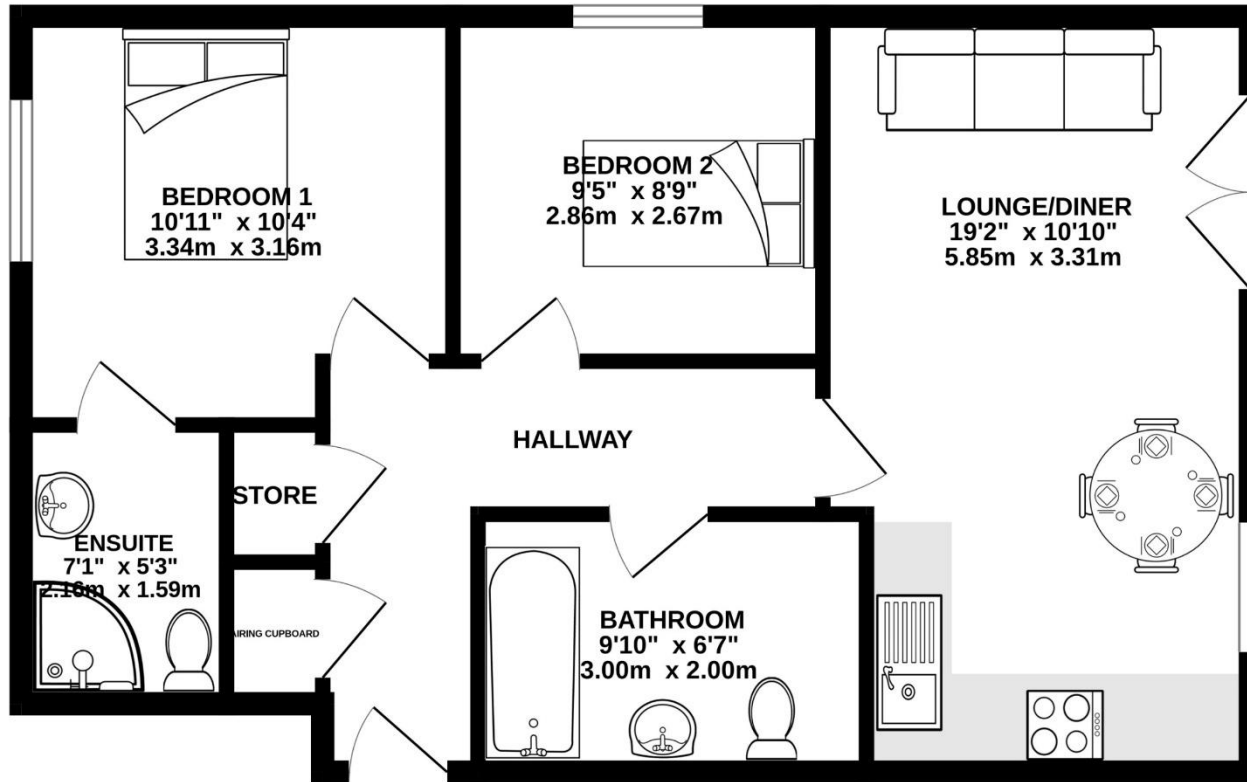
Outside

The apartment benefits from one allocated parking space located in a secure gated car park. Well-maintained communal areas and gardens.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2025

Lease Information: Start Date: 09/09/2009. End Date: 01/04/2134. Lease Term: 125 years from 1 April 2009. Term Remaining: 108 years.
Service Charge: £806.65 per annum. Ground Rent: £150.00 per annum

Disclaimer: Anti-Money Laundering (AML) Regulations: In line with current legislation, Northwood (Derbyshire) Ltd is legally required to verify the identity of all purchasers. The cost of this check is £40 + VAT per person (£48 inc. VAT) and will be payable directly to our chosen verification partner before a sale can be formally agreed. General: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Measurements: All measurements are taken as a guide to prospective buyers only and are not precise. Services: Any services, systems and appliances listed in this specification have not been tested by us, and no guarantee as to their operating ability or efficiency is given. Buyers are advised to carry out their own investigations and surveys before purchase. Viewing: If any aspect of these particulars is of particular importance to you, please contact us for clarification, especially if you are travelling some distance to view.

