



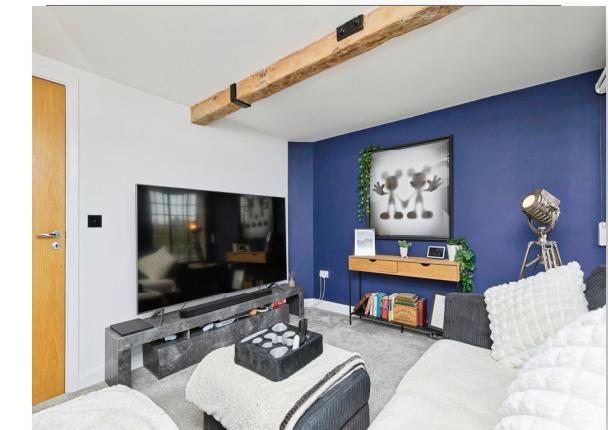
Abel's Mill, Brookbridge, Court, Derby, DE1 3LG

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residential

welcome to

Abel's Mill, Brookbridge Court, Derby

Stylish two-bed penthouse in Grade II listed Abel's Mill, Derby. Renovated to a high spec with smart tech, city views, lift access & parking. Ideal for first-time buyers, investors or downsizers seeking character, comfort & convenience.





Kitchen/Living/ Dining Room

21' 5" MAX x 14' 5" MAX (6.53m MAX x 4.39m MAX)

Bedroom One

17' 7" MAX x 8' 3" MAX extending to 10' 8" MAX (5.36m MAX x 2.51m MAX extending to 3.25m MAX)

Bedroom Two

11' 8" MAX x 10' 9" MAX (3.56m MAX x 3.28m MAX)

Bathroom

10' 6" MAX x 7' 1" MAX extending to 10' 8" MAX (3.20m MAX x 2.16m MAX extending to 3.25m 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

Abel's Mill Brookbridge, Court, Derby

- Spacious open-plan living, dining & kitchen area
- Luxury bathroom with rainfall shower & smart mirrors
- Smart home integration throughout
- Panoramic city views from the master bedroom
- Lift access & secure gated parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3060.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows: Term of Lease 999 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of
£180,000



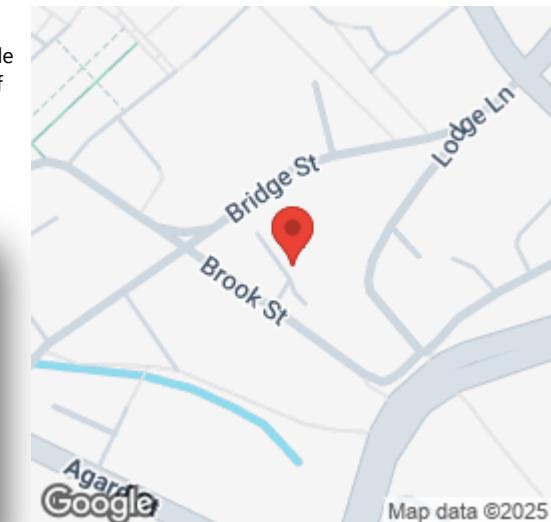
Discover this exceptional two-bedroom penthouse in Abel's Mill, Derby, a Grade II listed building where heritage meets high-spec modern living. Ideal for first-time buyers, investors, or downsizers, this stylish apartment offers a unique lifestyle in a prime location.

Step into a spacious hallway stretching nearly 9 metres. To the left, the master bedroom features large iron-framed windows with sweeping city views. The luxurious bathroom includes a walk-in rainfall shower, handheld attachment, double marble-topped vanity, LED smart mirrors, and a wall-mounted towel radiator.

The second bedroom, currently styled as a cosy lounge, offers flexible use, perfect as a guest room, home office or snug. At the far end, the open-plan kitchen, dining and living area is designed for entertaining, with ample worktop space and room to relax and host.

Recently refurbished to a high standard, the apartment retains its original character with exposed brickwork, timber beams and industrial windows, enhanced by smart home features for lighting, heating and mirrors.

Lift access, secure gated parking, and proximity to Derby's amenities, riverside walks and transport links add convenience. With an estimated rental value of £950 PCM, this is a rare opportunity to own a piece of Derby's history with modern comfort.



view this property online bagshawsresidential.co.uk/Property/DBY121086

Please note the marker reflects the postcode not the actual property



Property Ref:
DBY121086 - 0005

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.

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