



Brook Street, Derby



**£99,000**

- Top Floor Apartment
- One Bedroom
- Modern Bathroom
- Open Plan Lounge / Kitchen
- Allocated Parking
- Gated Development
- Leasehold
- EPC rating C



Located on Brook Street in the heart of Derby City Centre, this well-presented one-bedroom apartment occupies a desirable top-floor position within a secure gated development. Ideal for first-time buyers or investors, the property offers a modern and convenient lifestyle with the added benefit of an allocated parking space.

The apartment comprises a welcoming entrance hall that leads through to all rooms, including a useful storage cupboard. The bathroom is contemporary in design, featuring a clean and stylish finish. The double bedroom is generously sized with ample space for furnishings, while the open-plan lounge and kitchen area provides a bright and functional living space, perfect for relaxing or entertaining.

Positioned in a prime city centre location with easy access to local amenities, transport links, and leisure facilities, this apartment combines comfort, security, and practicality, making it a great opportunity for a variety of buyers.



### Entrance Hallway 3.19m x 1.42m (10'6" x 4'8")

This entrance hall is a compact, well-organised space with light walls and wood-style flooring that creates a bright and welcoming feel. It provides access to the bathroom, bedroom, storage cupboard, and open plan kitchen/lounge.

At one end is a secure wooden front door with a peephole and additional lock. The space is lit by a ceiling light, and there are white internal doors with silver handles leading off the hall. A wall-mounted intercom, thermostat, and switches add to the functionality.

### Bedroom 3.19m x 2.75m (10'6" x 9'0")

A bright and comfortable space with a clean, modern finish. The room features sloped ceilings and a large Velux-style skylight window, allowing plenty of natural light to flood in and giving the space an airy feel. The neutral walls and wood-style flooring create a warm and versatile backdrop, suitable for a variety of interior styles.

The layout allows for a double bed with space on either side, and there's ample room for wardrobes or additional storage.

### Bathroom 1.87m x 1.34m (6'1" x 4'5")

This stylish bathroom is light-filled and well-presented, featuring a clean, contemporary design. A large Velux-style skylight brings in plenty of natural light, enhancing the sense of space and highlighting the crisp white tiling and fresh finishes throughout.

The room includes a full-sized bath with a wall-mounted shower and a glass screen, making it suitable for both quick showers and relaxing soaks. A sleek, wall-mounted vanity unit provides integrated basin space and storage, while the toilet is positioned neatly beside it, maintaining an efficient and tidy layout.

## Open Plan Living Kitchen 4.94m x 3.7m (16'2" x 12'1")

The open-plan kitchen and lounge area is spacious and filled with natural light, thanks to multiple large skylight windows. The layout offers flexibility, easily accommodating a living space, kitchen, and potential dining area within one cohesive room.

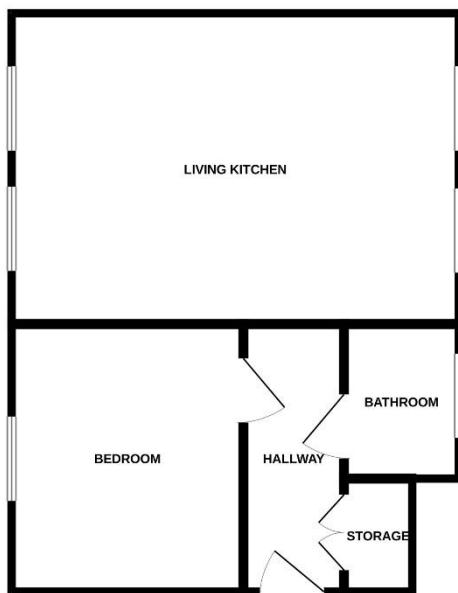
The kitchen is fitted with modern cabinetry, sleek black worktops, and integrated appliances including an oven and hob with a stainless steel extractor hood. The design maximises both counter space and storage, making it practical for everyday cooking and entertaining.

Wood-style flooring runs throughout the space, adding warmth and continuity, while the sloped ceilings add character without compromising functionality. This room provides a comfortable and adaptable living environment, ideal for a range of layouts and uses.

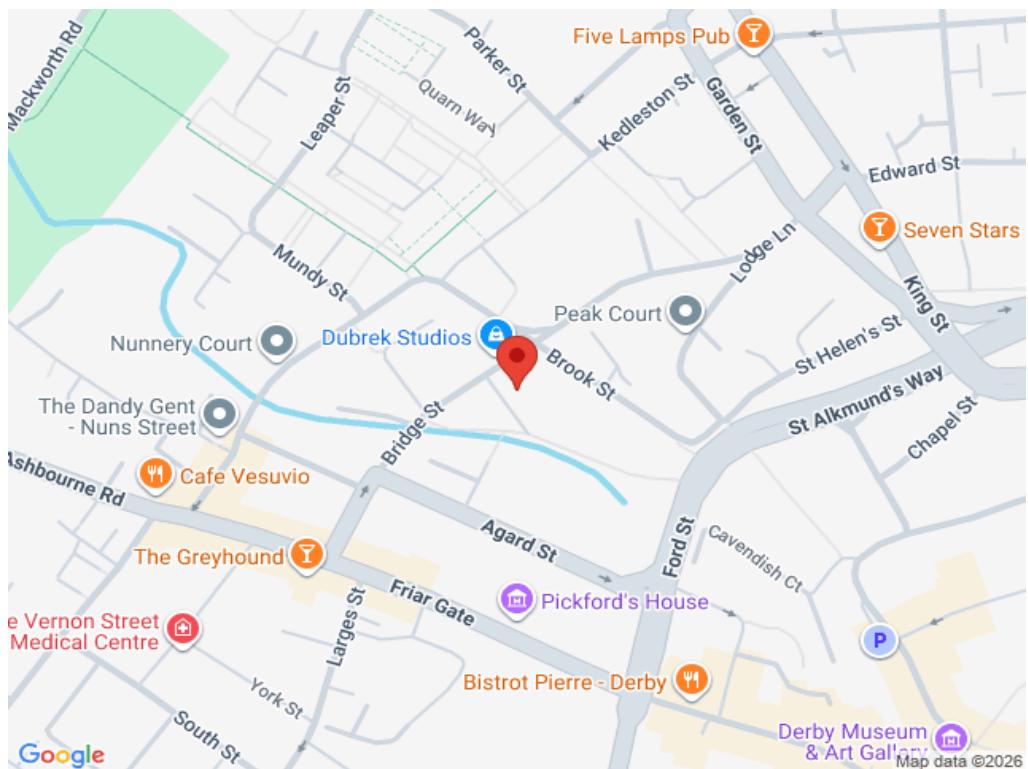
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GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.7 sq.m.) approx.  
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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon as a precise description of the property. 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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