

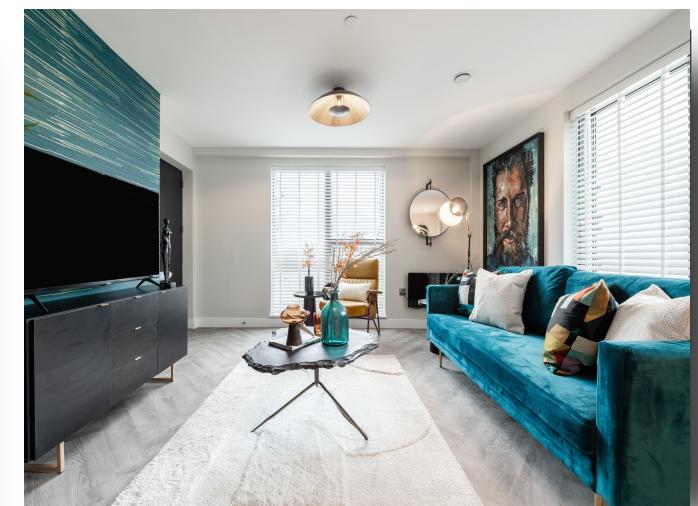


**Liversage Street, Derby DE1 2LD**

 **bagshaws**  
residential

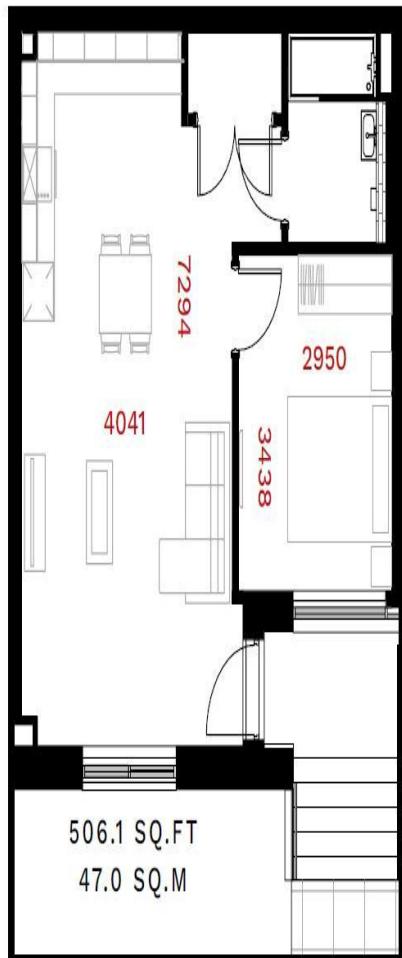
**welcome to  
Liversage Street, Derby**

"This brand new one bed stands on the ground floor of this near sold out block overlooking the gated inner courtyard and so conveniently situated with 400m of both the Derbion and the Train Station. Very well specified and having private personal entrance and exceptionally low service charge.! View



ONE BED

BLOCK A - MULBERRY HOUSE



THE SILK YARD



[Kitchen, Living & Dining Area](#)

[Shower Room](#)

[Double Bedroom](#)

[About The Developer](#)

[Additional Information](#)

welcome to

## Liversage Street, Derby

- Spacious Open Plan Layout for seamless living & entertaining
- Luxury shower room with designer fittings & Porcelanosa tiles
- Secure parking available & advanced security features
- Strong investment potential with up to 7% rental yields
- Low running costs & 10 year new build warranty

Tenure: Leasehold EPC Rating: Exempt

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.

# £180,000



**view this property online** [bagshawsresidential.co.uk/Property/DBY121379](http://bagshawsresidential.co.uk/Property/DBY121379)

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.



Property Ref:  
DBY121379 - 0002

Modern one-bedroom first-floor apartment in a prime location

Spacious open-plan layout for seamless living & entertaining

High-spec kitchen with premium finishes & integrated appliances

Luxury shower room with designer fittings & Porcelanosa tiles

Secure parking available & advanced security features

Strong investment potential with up to 7% rental yields

Low running costs & 10-year new-build warranty

95% now sold!



Please note the marker reflects the postcode not the actual property

 bagshaws residential



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