



## Apt 23 Cathedral View, Full Street, Derby, DE1 3AF

**£1,250 Per Calendar**



Situated in the heart of Derby, this is a particularly well proportioned two bedroomed second floor apartment with stunning views over the River Derwent.



## DIRECTIONS

Leave Derby city centre along Bold Lane and continue past Derby College on the left hand side. At the traffic lights continue straight over onto Full Street and continue along Full Street where the apartment block can be found on the left hand side, just behind the Premier Inn. Secure entry gates provide access to the building's courtyard and internal access to the block..

Occupying a highly convenient location in the city centre, this is a beautifully appointed apartment which benefits from sealed unit double glazing and allocated secure gated parking. Internally the accommodation briefly comprises a reception hallway, sitting/dining room with spectacular views over the river, kitchen, master bedroom with en suite shower room and further bedroom. Bathroom and utility/storage cupboard.

Outside the property boasts communal outside space and has a secure underground allocated parking space.

The apartment is a short distance from many bars and restaurants, together with the Derbion shopping centre and Cinema Deluxe. The Cathedral Quarter offers further upmarket bars, restaurants and boutique shopping along Sadler Gate and Friar Gate.

For those who enjoy recreational pursuits, Darley Park and Markeaton Park are close by and Derby University can also be reached easily. There are good transport links with the bus station and railway station only a short walk away and the apartment has road access to the A38, A52 and A50 trunk roads leading to the motorway network.

## ACCOMMODATION

Entering the property via secure entry gate into a delightful courtyard. Communal door leads to main hallway which has stairs and lift leading to the upper floors:

### MAIN HALLWAY

Steps and lift leading to the second floor.

### RECEPTION HALLWAY

With radiator, intercom system and doors off.

### SITTING/DINING ROOM

15'3" x 10'6" (4.65m x 3.20m)

With radiators and sealed unit double glazed sliding doors providing access to a wrap around balcony boasting fantastic views over the River Derwent. Open space leading to:

### KITCHEN

8' x 7'11" (2.44m x 2.41m)

With roll top preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with upstands and surrounds. A range of fitted cupboards under and complimentary wall mounted cupboards, integrated fridge freezer, dishwasher and Zanussi electric fan assisted oven and grill with matching four ring electric hob over and extractor fan. Sealed unit double glazed windows to the side elevation.

### MASTER BEDROOM

14'5" x 9'3" (4.39m x 2.82m)

With built in wardrobes, radiator, sealed unit double glazed picture windows providing amazing views across the River Derwent. Wooden door provides access to:

### EN SUITE SHOWER ROOM

8'2" x 4'5" (2.49m x 1.35m)

White suite comprising vanity base unit with mounted wash hand basin and chrome mixer tap over, low level WC and double cubicle with electric shower over, electric shaver point and chrome ladder style towel rail.

### BEDROOM TWO

9'9" x 8'10" (2.97m x 2.69m)

With radiator, sealed unit double glazed picture windows enjoying superb views across the River Derwent.

### BATHROOM

8'9" x 5'6" (2.67m x 1.68m)

White suite comprising pedestal wash hand basin with chrome mixer tap over, low level WC, bath with glass shower screen, chrome mixer tap and shower over. Chrome ladder style heated towel rail and electric shaver point.

### UTILITY/STORAGE CUPBOARD

5'1" x 2'7" (1.55m x 0.79m)

With electric circuit board, space and plumbing for washing machine and separate tumble dryer.

## OUTSIDE

Outside the property benefits from communal areas and has a secure underground parking space.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

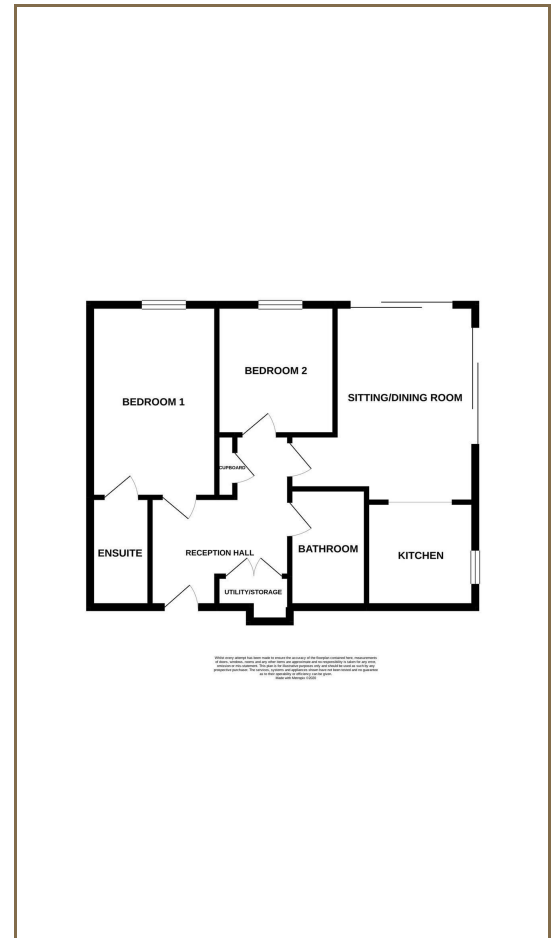
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

