



Bilsborrow Avenue , City Centre, Derby

£195,000



## Key Features

- Luxury One Double Bedroom Apartment
- 4th Floor, Lift Access
- Parking Space INCLUDED
- Furniture INCLUDED
- On-site gym & Co-working space
- Walking Distance to City Centre
- EPC rating C
- Leasehold





Situated on the fourth floor of the popular Nightingale Complex, this stylish one-bedroom apartment offers contemporary open-plan living with excellent on-site amenities and the option to purchase with an allocated parking space.

The property features a bright open-plan living and kitchen area, thoughtfully designed to maximise space and natural light. The modern kitchen is fitted with sleek units and integrated appliances including oven and hob, microwave and washer/dryer, alongside a freestanding fridge/freezer, ideal for everyday living and entertaining.

The double bedroom is well proportioned and benefits from fitted wardrobes, providing excellent built-in storage. The bathroom is finished to a contemporary standard with a shower over bath and modern tiling.

Residents of the Nightingale Complex enjoy a range of exclusive lifestyle facilities including complimentary gym access within the development and a co-working space (subject to terms), making this an excellent option for professionals, first-time buyers or investors alike. The

popular Pepperpot Restaurant is also located on site, adding further convenience.

The property is available at £185,000 without parking or £195,000 including the allocated parking space (Space 23). Furniture can be included by separate agreement, with buyers advised to confirm specific items prior to exchange.

With lift access, a secure intercom system and flexible purchase options, this is a superb opportunity to acquire a well-presented apartment in a sought-after development.

### Entrance

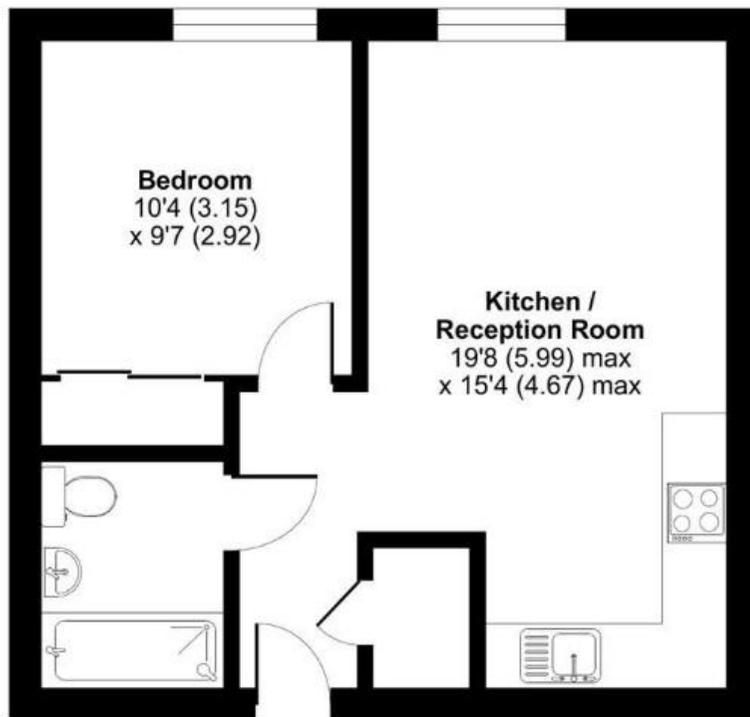
Welcoming entrance with secure intercom system, storage cupboard and access to all rooms.

### Open Plan Living / Kitchen

Bright and well-proportioned open-plan living space with room for both lounge and dining furniture. The modern fitted kitchen offers a range of wall and base units with integrated oven and hob, microwave and washer/dryer, plus freestanding fridge/freezer.

### Bedroom

Spacious double bedroom benefiting from fitted wardrobes, providing excellent built-in storage and a calm, neutral finish.



### Bathroom

Contemporary bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC, finished with modern tiling

### Outside

The property benefits from an allocated parking space within the development and well-maintained communal areas with lift access to all floors.

### Development Amenities

Residents enjoy exclusive on-site facilities including a gymnasium, co-working space (T&Cs apply) and the popular Peppercot Restaurant within the complex.

### Leasehold Information

250 years from and including 1 November 2023 and to and including 1 November 2273. Ground Rent: £280. Annual Service Charge: £1240

### Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.

