



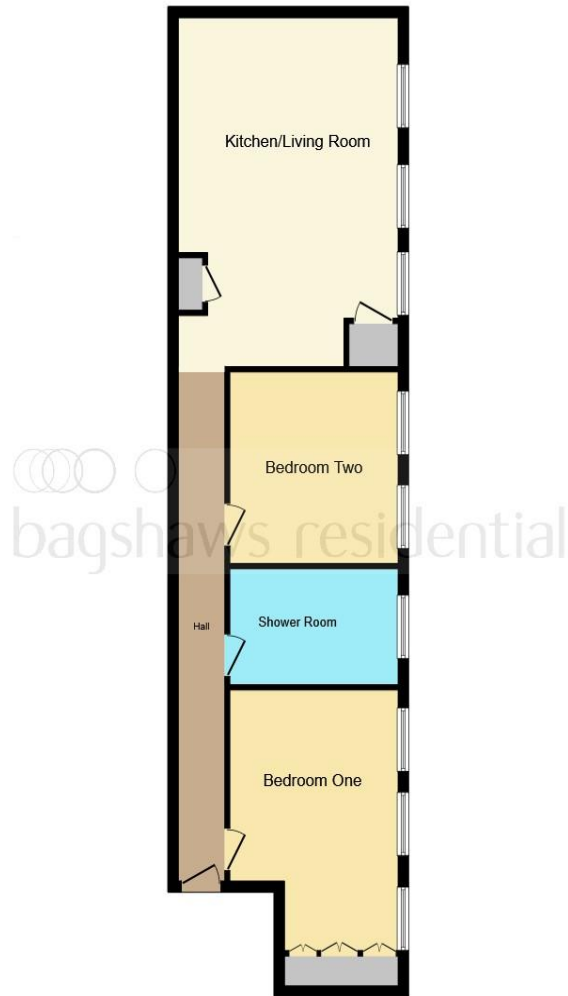
Abel's Mill Brookbridge Court, Derby DE1 3LG

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

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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

£170,000



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.



Please note the marker reflects the postcode not the actual property

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



Property Ref:
DBY121086 - 0006

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