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Apartment 15, Rowleys Mill  
Uttoxeter New Road, Derby  
£115,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A well proportioned two double bedroom, first floor apartment at Rowleys Mill, a secure gated development, located in this highly convenient location off Uttoxeter New Road, just a short walk from the City Centre and the Friar Gate conservation area. This property would be ideally suited to a first time buyer, young professional or investor. The property offers convenience and potential. While the property has been presented to a neutral theme, it would benefit from some modernisation, it presents an excellent opportunity for buyers looking to personalise their home.

The well-proportioned living space includes a bright lounge with French doors opening onto a metal balcony, there is a good sized modern kitchen with integrated appliances. There are two double bedrooms and bathroom, including a primary bedroom with built-in wardrobes

Outside, the apartment comes with an allocated parking space set within a gated car park with remote control electric gates.





## The Detail

A well proportioned two double bedroom, first floor apartment, set within the popular Rowleys Mill development, off Uttoxeter New Road, set in a highly convenient location on the edge of the City centre whilst offering easy access to the Royal Derby Hospital. This property is offered for sale with no upward chain with a little personalisation, this property presents a fantastic opportunity for a first time buyer or young professionals looking to live in most convenient and well connected location.

Upon entering, a private entrance door leads into the entrance hallway, providing access to all rooms. The spacious living room enjoys natural light from double windows and French doors, opening onto a small balcony. The kitchen features maple-effect cabinetry, granite-effect worktops, and integrated appliances, including an oven, hob, dishwasher and washing machine. A built-in storage cupboard offers additional space.

The apartment has two double bedrooms; the primary includes built-in mirrored wardrobes, while the second bedroom has a rear-facing window. The bathroom comprises a white three-piece suite with a shower over the bath, chrome heated towel rail and mosaic style tiled splashbacks.

Externally, the development is secured with electric remote control gates, providing added peace of mind. The apartment comes with an allocated parking space and access to communal bin storage.







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## The Location

Perfectly positioned for convenience, this apartment is just a short distance from Derbion shopping centre, offering a fantastic selection of high-street retailers, restaurants, and entertainment options. The surrounding area is packed with independent cafes, bars, and shops, creating a vibrant atmosphere right on your doorstep.

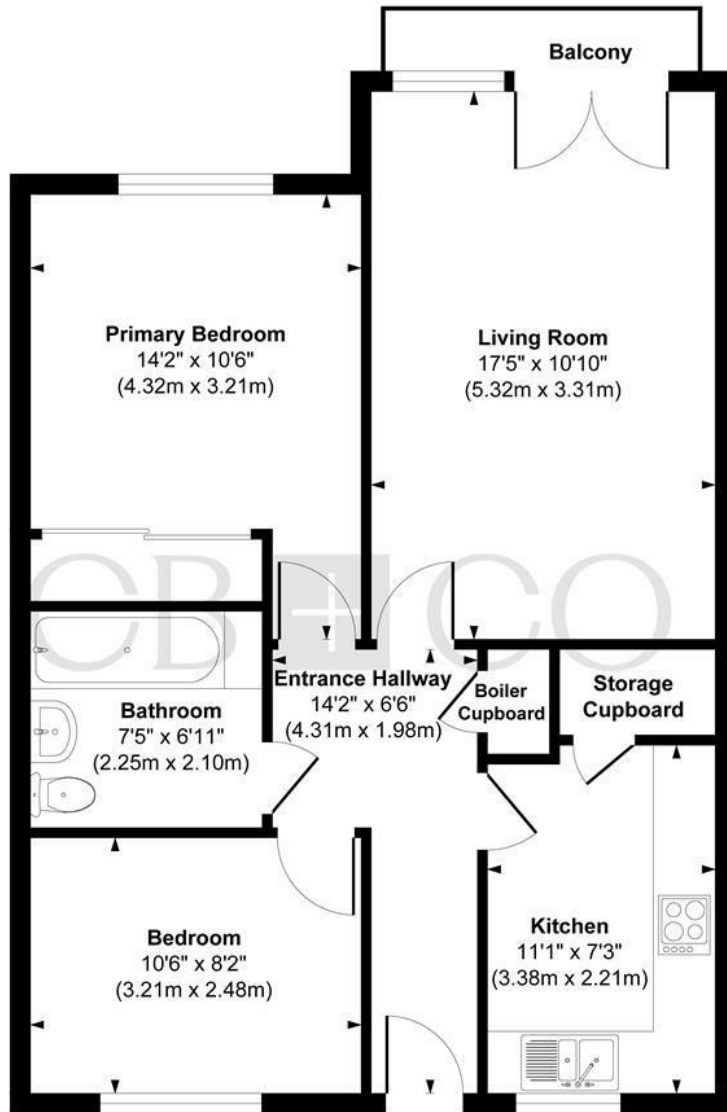
With excellent transport links, including regular bus routes and easy access to major roads, commuting is effortless. The Royal Derby Hospital is also within easy reach, making this an ideal location for healthcare professionals. Whether you're looking for great local amenities, quick city access, or a well-connected base, this location delivers on all fronts.







Apartment 15 Rowleys Mill, Uttoxeter New Road, Derby



First Floor

Approx. Gross Internal Floor Area 660 sq. ft / 61.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Two Double Bedroom First Floor Apartment
- Ideal First Time Buy or for Young Professionals
- Electric Heating & uPVC Double Glazing
- Entrance Hallway, Fitted Kitchen & Storage
- Spacious Living Room with Balcony
- Two Double Bedrooms & Bathroom
- Gated Car Park with Allocated Parking Space
- Easy Access to the Royal Derby Hospital
- Close to an Excellent Range of Amenities in City Centre
- No Chain Involved

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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*Let's Talk*

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