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Apartment 32 Riverside  
Stuart Street, Derby  
£150,000



# CURRAN BIRDS + CO

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



**SPACIOUS RIVERSIDE APARTMENT WITH BALCONY - CITY CENTRE LIVING** - Situated in a prime Derby City Centre location, this most spacious and beautifully proportioned two double bedroom apartment offers a delightful position with views over the River Derwent and Derby's Historic Silk Mill. This property would be ideally suited to young professionals, first time buyer or person looking to live in a City centre location with delightful views.

This second floor apartment offers around 830 square feet of living accommodation that includes excellent levels of storage. The apartment in brief comprises: entrance hallway, most spacious open plan living kitchen with balcony, primary bedroom with en-suite shower room, spacious bedroom two, bathroom, storage/utility room and cloakroom/wardrobe.

Outside, the property is set within a gated development with intercom entry system and benefits from an allocated parking space.





## The Detail

A most spacious and beautifully proportioned, second floor two double bedroom apartment set within the popular Riverside development on the banks of the River Derwent, offering delightful views towards two of Derby City centre's landmark buildings in Derby Cathedral and the historic Silk Mill.

This well designed apartment offers a generous and well-balanced layout. Entry is via a secure intercom system into a communal entrance hallway with stairs and lifts to all floors. This apartment is located on the second floor.

This apartment has a spacious L-shaped entrance hallway that provides a welcoming and practical space with spacious walk in cloaks cupboard with double hanging rails, useful utility room housing plumbing for a washing machine and the hot water cylinder.

The hallway provides access to a most spacious open-plan living dining kitchen area is bright and spacious, designed for both everyday living and entertaining. The kitchen is fitted with cream-fronted wall and base units, wood block work surfaces, and quality integrated appliances including a stainless steel electric oven, halogen hob, and matching extractor. Oak-effect laminate flooring and recessed LED downlighters add a clean, contemporary finish. The living space is carpeted for comfort and features full-height aluminium double-glazed doors with side panel windows, leading out to a private balcony with views across the river and the Silk Mill.

The primary bedroom has the benefit of a en-suite shower room with white three piece suite with chrome fixtures, mosaic tiled splashbacks and recessed lighting. Bedroom Two is a generous double room featuring an aluminium double-glazed window, recessed LED downlighters, and a wall-mounted electric panel heater. A separate bathroom features a white three-piece suite, ceramic tile flooring, glazed shower screen, and a chrome heated towel rail. Electric panel heating and well-considered finishes provide comfort throughout the year.

Outside, the property is situated within a gated development with double opening remote gates, leading to a secure car park and allocated parking space.





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## The Location

The property is located in this central location on the banks of the River Derwent, just a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property

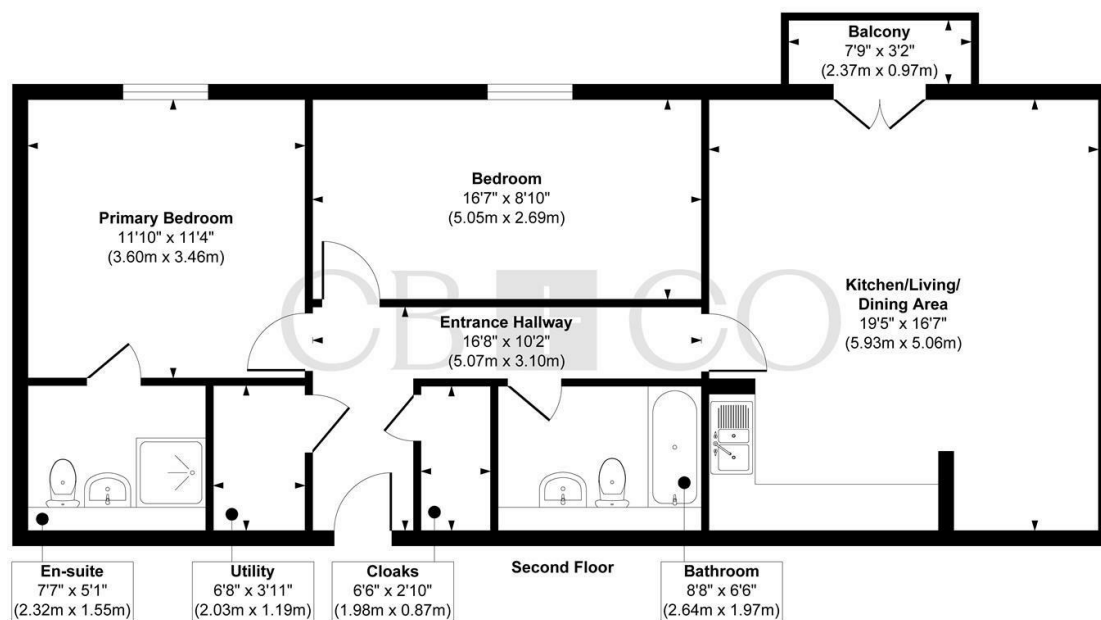
This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network. The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.







### Apartment 32 Riverside, Stuart Street, Derby



Approx. Gross Internal Floor Area 836 sq. ft / 77.75 sq. m

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

Produced by Elements Property

## The Particulars

- Spacious Second Floor Apartment with Riverside Views
- Secure Gated Development in City Centre Location
- Ideal for Young Professionals or First Time Buyers
- Spacious Apartment - Around 830 Square Feet
- Entrance Hallway, Cloakroom & Utility Room
- Spacious Open Plan Living Dining Kitchen with Balcony
- Two Double Bedrooms & Bathroom
- Primary Bedroom with En-Suite Shower Room
- Gated Car Park with Allocated Parking Space
- No Chain Involved

### Size

Approx 836.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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Let's *Talk*

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