

KING STREET, DERBY

PRICE £120,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO KING STREET

STYLISH DUPLEX APARTMENT IN THE HEART OF THE CITY CENTRE - Offering an appealing combination of contemporary open-plan living and an individual duplex layout, this well-positioned apartment is ideally suited to first-time buyers, professionals and buy-to-let investors.

With its own private entrance, the property immediately offers a greater sense of independence, while the high ceilings and mezzanine lounge create an impressive sense of volume rarely found in apartments.

The accommodation has been thoughtfully arranged to provide a generous open-plan kitchen, dining and reception space, a double bedroom, separate study and bathroom on the main level, with the upper floor providing an additional lounge area.

The central location places an extensive choice of shops, restaurants, bars, cultural attractions and everyday amenities within easy reach, creating a convenient city lifestyle. Offered for sale with no upward chain and immediate possession available, this is an exciting opportunity to acquire a distinctive city-centre home or investment property.

THE DETAIL

The Detail
Accessed via its own private entrance with UPVC entrance door, the apartment opens directly into the impressive open-plan kitchen, dining and reception area. The high-pitched ceiling creates a spacious feel, whilst the flexible layout allows clearly defined areas for cooking, dining and relaxing. The kitchen is fitted with matching wall and base units, work surfaces, sink and drainer, electric oven and hob, together with a breakfast bar providing a practical and sociable seating area.

The ground floor also provides a well-proportioned double bedroom positioned towards the rear of the apartment. An obscure double-glazed window allows natural light into the room whilst maintaining privacy. A separate study provides valuable additional space, ideal for home working, reading or other uses depending on the occupier's requirements.

The bathroom is conveniently located on the ground floor and features a three-piece suite incorporating a bath with shower over, wash hand basin and WC, complemented by tiled flooring. Useful understairs storage further enhances the practicality of the accommodation.

CB+CO





Stairs rise to the upper level, where the spacious mezzanine lounge provides a distinctive additional reception area. Recessed lighting adds to the contemporary feel, whilst the upper-level arrangement makes excellent use of the apartment's height and duplex design.

Situated in the heart of Derby City Centre, the apartment is within a short walk of the Cathedral Quarter and its excellent selection of independent shops, cafes, restaurants, bars and cultural attractions. Derby Train Station, major transport links, shopping facilities and everyday amenities are also readily accessible, making the location particularly attractive for city living, first-time buyers and investors.

Service Charge; The service charge is circa £385 every 6 months

CB+CO

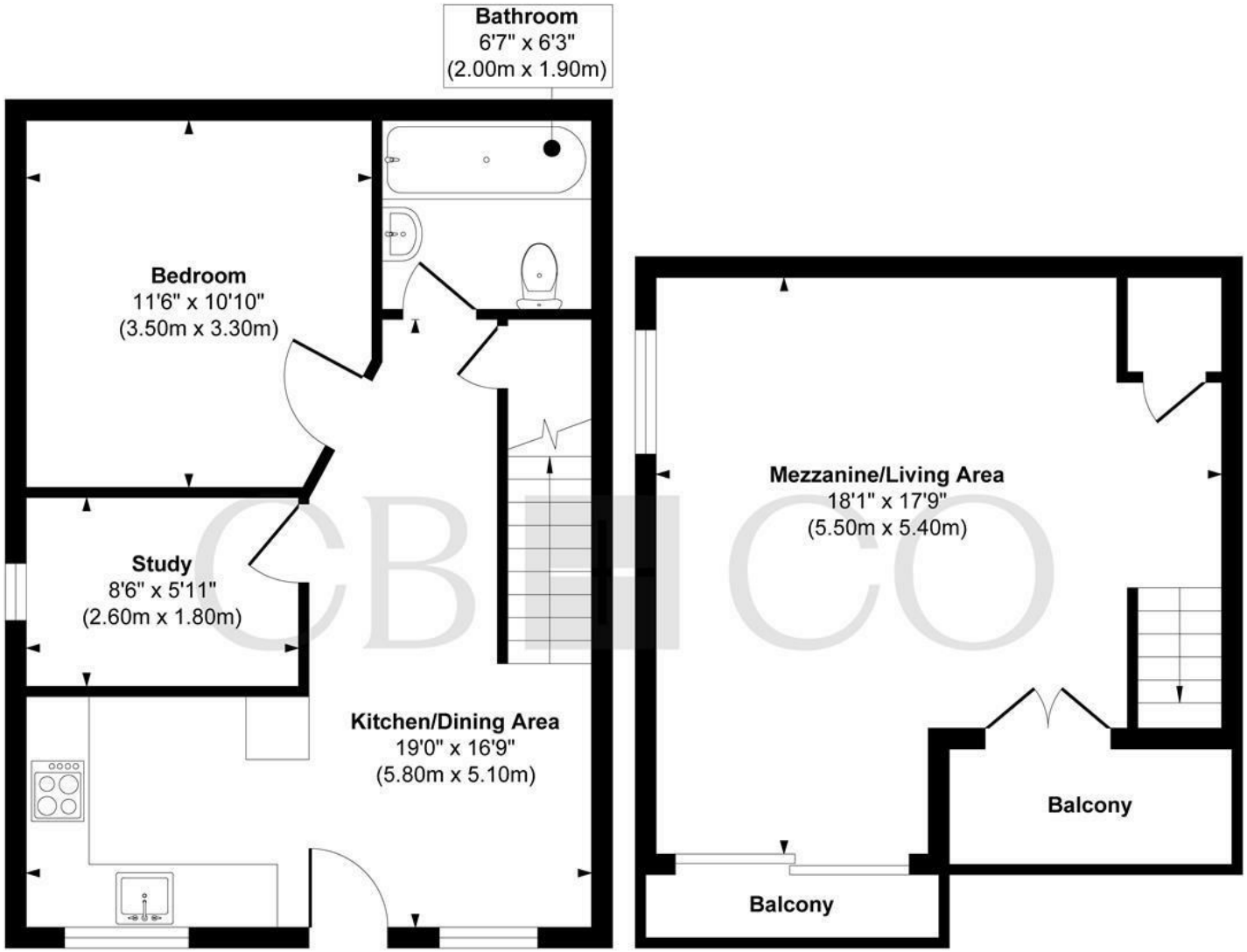








King Street



CBH CO

Ground Floor
Approximate Floor Area
447 sq. ft
(41.58 sq. m)

First Floor
Approximate Floor Area
283 sq. ft
(26.34 sq. m)

Approx. Gross Internal Floor Area 730 sq. ft / 67.92 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

686.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Duplex Apartment With An Individual And Versatile Layout
- Prime City Centre Position Within Easy Reach Of The Cathedral Quarter
- Private Entrance Providing Direct Access To The Apartment
- Spacious Open-Plan Kitchen, Dining And Reception Area
- Modern Fitted Kitchen With Electric Oven And Hob
- Well-Proportioned Double Bedroom To The Rear
- Separate Study Offering Useful Additional Flexible Space
- Spacious Upper-Level Mezzanine Lounge With Recessed Lighting
- Offered For Sale With No Upward Chain And Immediate Possession
- Ideal Opportunity For First-Time Buyers Or Buy-To-Let Investors

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THE MILLS

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