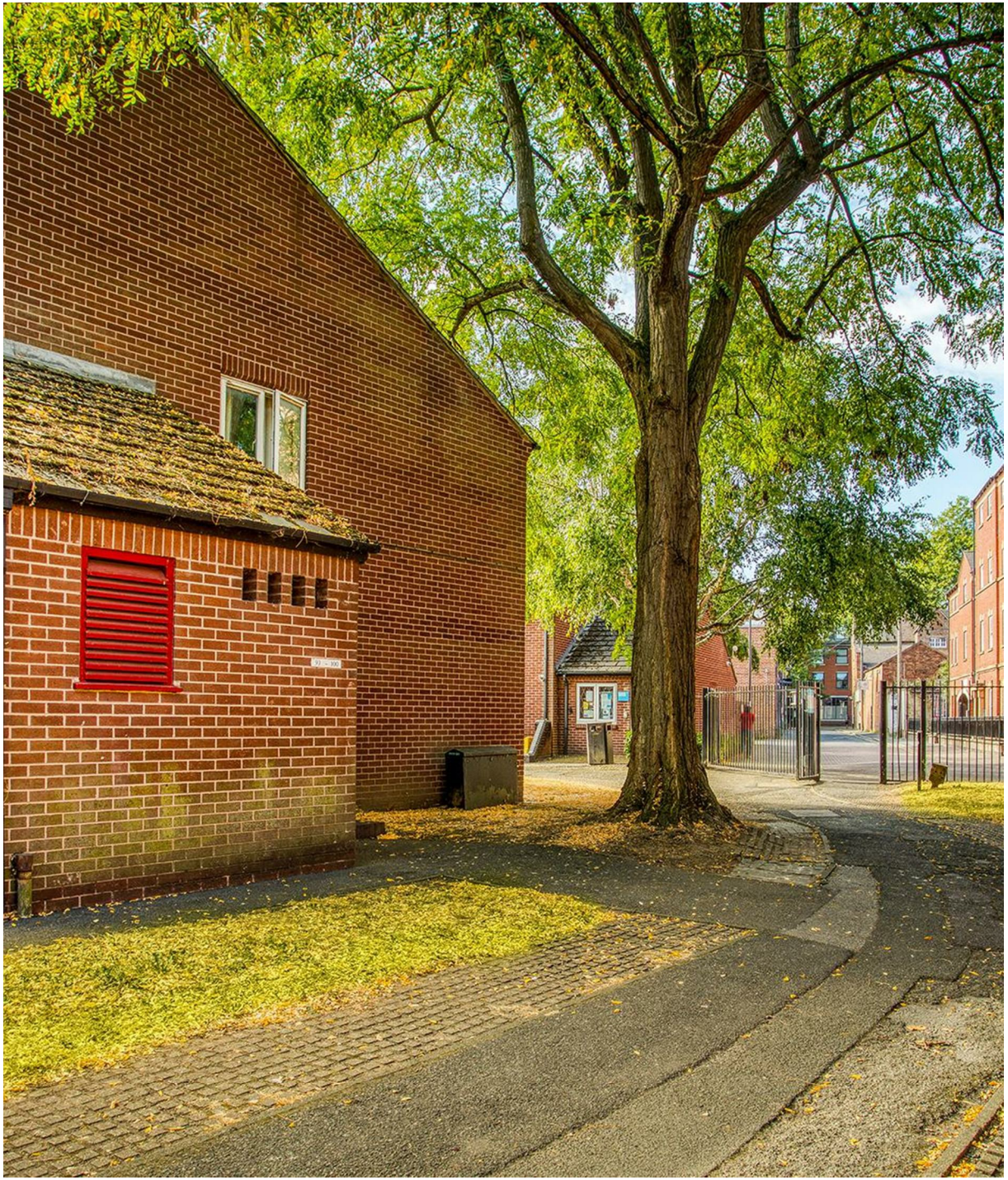


CAVENDISH STREET, DERBY

PRICE £48,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO CAVENDISH STREET

CITY CENTRE ONE-BEDROOM APARTMENT, NO CHAIN 100% OWNERSHIP– Cavendish Court presents an excellent opportunity to acquire a one-bedroom top floor apartment in the heart of Derby City Centre, offering a combination of central living, practical accommodation and genuine scope for modernisation. Offered with no upward chain and immediate possession available, the property is particularly well suited to investors seeking a buy-to-let purchase with potential to add value.

The apartment provides a comfortable lounge diner, separate kitchen, useful bedroom storage and a walk-in store cupboard, while communal residents' parking adds further convenience. Secure fob-controlled access provides reassurance, with the top floor position offering a greater sense of privacy within the building.

With Friar Gate a very short walk away, residents can enjoy an excellent selection of bars, restaurants and leisure facilities, alongside the Cathedral Quarter. This is an appealing opportunity for an investor or purchaser looking to create a contemporary city centre home in a highly convenient setting.

THE DETAIL

The Detail
Accessed through a secure communal entrance with fob-controlled entry, the apartment is positioned on the top floor and is reached via the communal staircase. Internally, an entrance hallway provides a practical introduction and leads through to the principal accommodation, with a walk-in store cupboard offering particularly useful additional storage for everyday belongings.

The lounge diner provides a versatile reception space, allowing defined areas for relaxing and dining while creating a sociable central hub. The separate kitchen is fitted with a range of units, worktops and a central heating boiler, providing the essential framework for a future programme of updating. This presents an attractive opportunity for a purchaser to introduce their own preferred style and specification.

The bedroom benefits from an opening into a wardrobe, providing useful integrated storage and helping to maximise the available space. The bathroom is fitted with a three-piece suite and offers the practical facilities expected of a one-bedroom city apartment.

Although the property is in need of modernisation, the existing layout provides a straightforward foundation for enhancement, whether undertaken as a rental investment or as a personal city base. Communal residents' parking is available on a permit basis, adding a valuable practical benefit for city centre living. The property is offered for sale with no upward chain, with immediate possession available.

Situated in the heart of Derby City Centre, the apartment is a very short walk from Friar Gate, renowned for its varied choice of bars, restaurants and a yoga studio. The Cathedral Quarter is also close by, placing a broad range of cultural, dining and leisure amenities within easy reach. The central position is particularly appealing to tenants seeking convenience and an active city lifestyle, supporting the property's buy-to-let potential.

Rental Potential - We would anticipate once fully modernised, that the property should achieve a monthly rental in the region of £650 PCM.

CB+CO





Leasehold Details
The property is being sold on a leasehold basis with 990 years remaining.
The annual service charge is 1,824.30

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

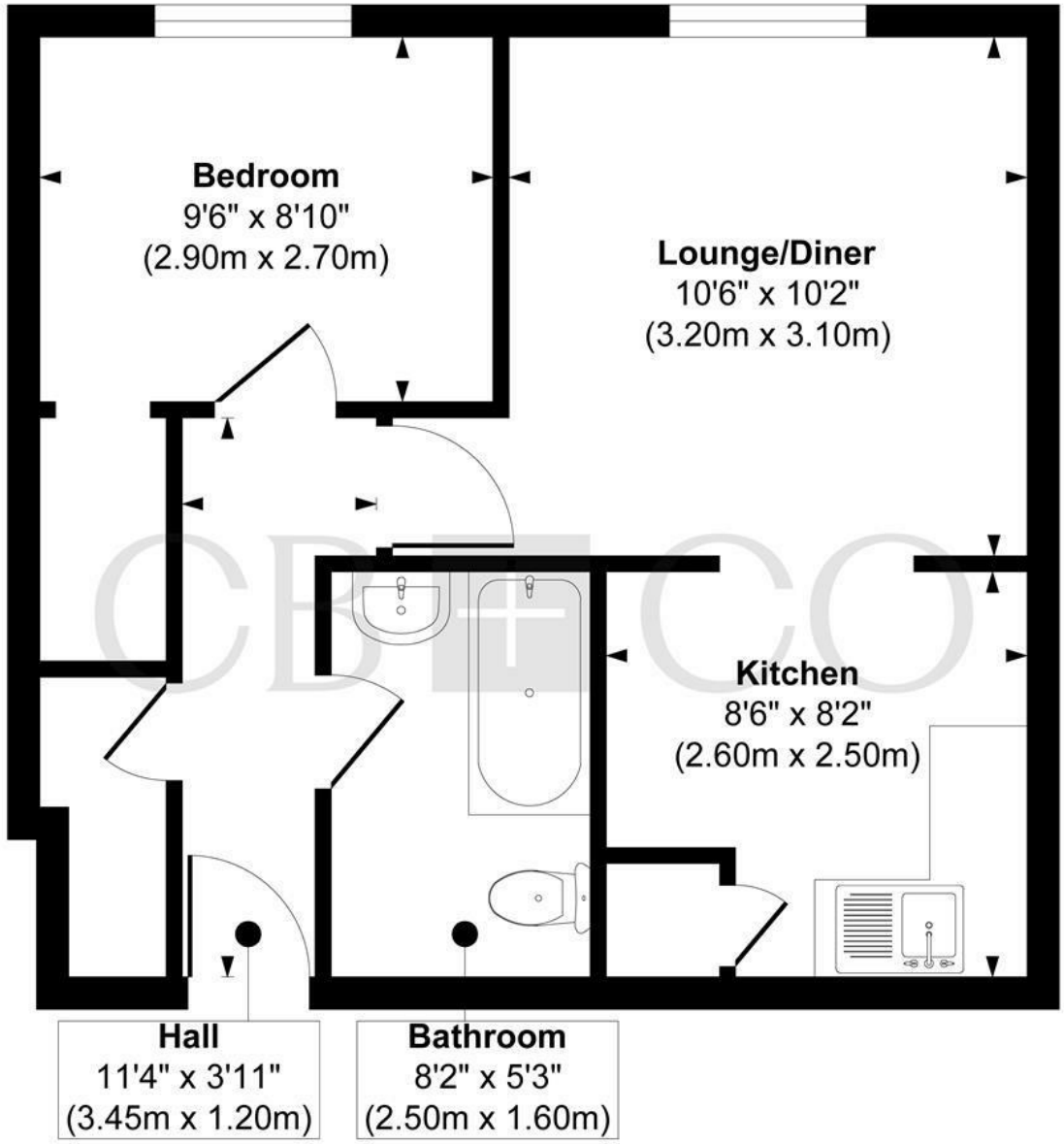








Cavendish Court



Approx. Gross Internal Floor Area 378 sq. ft / 35.19 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

378.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- One-Bedroom Top Floor Apartment - 100% Ownership
- Heart Of Derby City Centre Location
- Ideal Buy-To-Let Opportunity, Strong Yield Potential
- Scope For Modernisation
- Offered With No Upward Chain
- Secure Communal Entrance
- Communal Residents' Parking By Permit
- Lounge, Kitchen, Bathroom And Bedroom
- Communal Garden Area
- Short Walk To Shops, Bars And Fitness Studios

CURRAN BIRDS + CO

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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