

CAVENDISH STREET, DERBY

PRICE £600 PER MONTH

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO CAVENDISH STREET

CITY CENTRE ONE BEDROOM APARTMENT, AVAILABLE FOR IMMEDIATE OCCUPATION – 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 and practical accommodation.

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.

Communal residents' parking is available on a permit basis, adding a valuable practical benefit for city centre living.

The Location

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

CB+CO





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.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

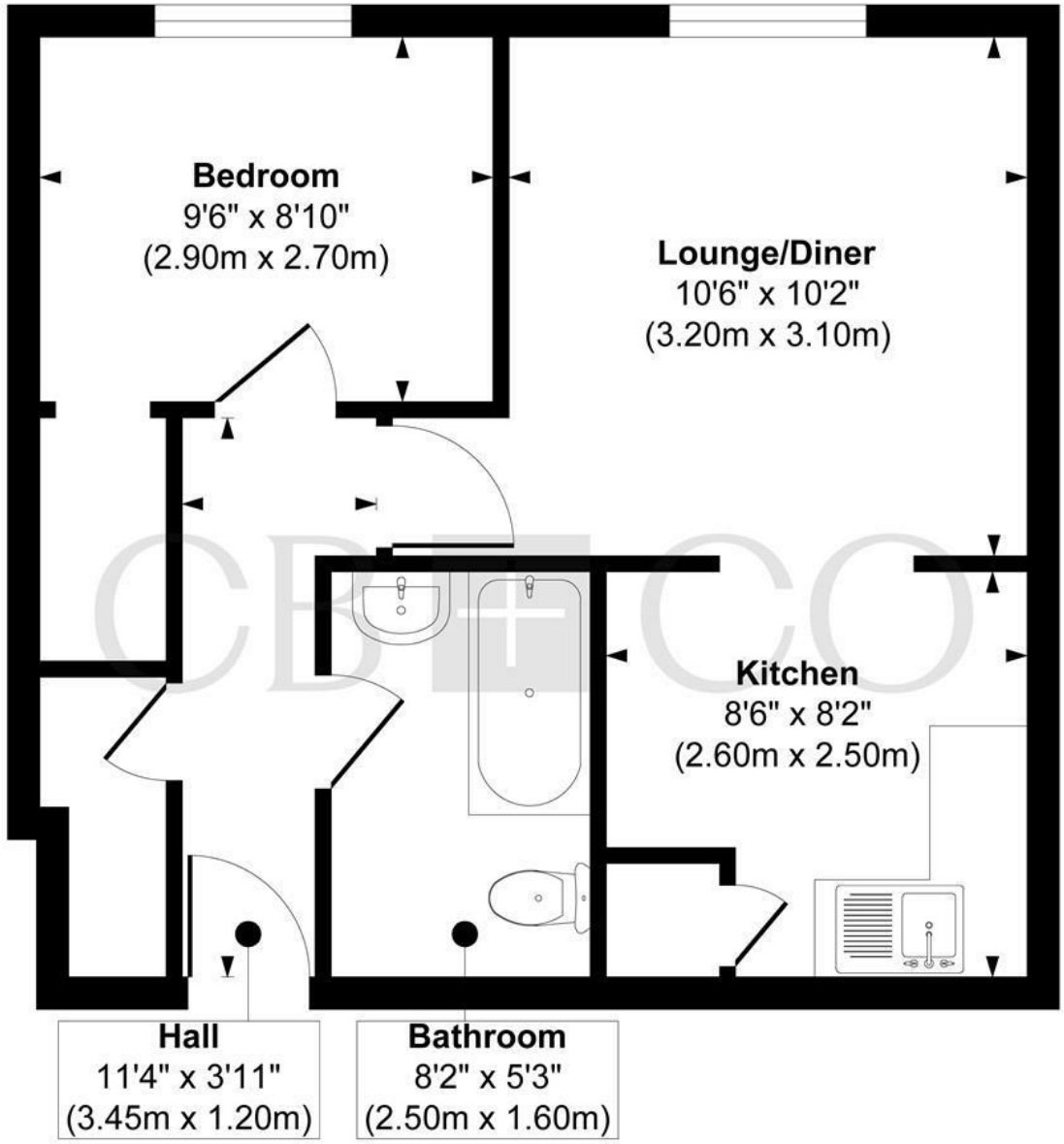
A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

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
- Heart Of Derby City Centre Location
- Available Immediately
- Scope For Modernisation
- Close to Friar Gate
- Secure Communal Entrance
- Communal Residents' Parking By Permit
- Lounge, Kitchen, Bathroom And Bedroom
- Communal Garden Area
- Short Walk To Shops, Bars And Fitness Studios

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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

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Derby,
DE3 9GH

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CURRANBIRDS.CO

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