



A superb fourth floor apartment with a modern open plan design and spectacular views. Part of the Nightingale Quarter development in the heart of the city. Secure communal access, gym and communal spaces. Walking distance of the city centre and train station, ideal for professionals and investors.

£195,000

John German



Entrance to the apartment is via a secure communal entrance on the ground floor with intercom communication and lift.

The apartment features an open plan living/dining/kitchen space with a built-in storage cupboard and doors leading off to the bedroom areas. The kitchen is fitted with a range of sleek handleless units with a complementary work surface over, sink unit with mixer tap, integrated appliances including dishwasher, washing machine with dryer, built-in electric oven, hob and microwave, freestanding fridge/freezer, and ceiling spotlights leading onto ample dining and seating spaces in front of a large picture window from which you can see over most of Derby city and into the distance where the Velodrome and Pride Park stadium can be easily identified.

The master bedroom features a similar window with the same impressive view as well as an ensuite shower room partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, shaver point, chrome towel radiator and ceiling spotlights.

Bedroom two is located on the opposite side of the living room, again with the view but this time the room has doors to both the main living space and into the main bathroom which can also be accessed off the living room.

The bathroom is also partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, shaver point, chrome towel radiator and ceiling spotlights.

Tenure: Leasehold

249 years remaining on lease

Ground rent cost: £142 payable in May annually

Service charge: £1482 payable in October annually

(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: TBC

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

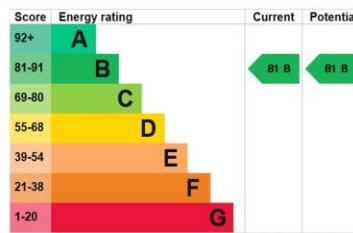
Our Ref: JGA18112025

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Agents' Notes

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