



Apartment 1, Kings Crescent Apartments Edward Street, Derby, Derbyshire, DE1 3FF

- High Specification Open Plan One Bedroom Apartment
- City Centre Location in the sought after Strutts Park Conservation Area
- Open Plan Living Kitchen Area
- Bedroom Area with access to Contemporary En-Suite Shower Room
- Georgian Style Landscaped Communal Gardens
- Prestigious Gated Development
- Close to the beautiful Darley Park
- Creative Interiors Designed Kitchen with Neff Integrated Appliances
- Worcester Bosch Designed Community Heating System
- Secure Gated Underground Car Park with Lift Access

KINGS CRESCENT - A stunning, high specification, open-plan one bedroom apartment located on the ground floor, set within this beautiful new development which is located within the sought after Strutts Park Conservation area. This breathtaking Georgian-style crescent, on the northern edge of Derby City centre offers a prestigious secure gated development within easy access of Derby's Cathedral Quarter and is located just a short walk away from the beautiful Darley Park.

The high specification accommodation has been appointed to an impressive standard with an attention to detail that really has to be viewed to be fully appreciated. These features include touch screen video intercom entry system, individual super fast fibre optic broadband connection point which is linked directly to TV points, LED inset spot lighting with customisable filters, USB charging points built into the power sockets, hidden sprinkler system and underground secure gated car park with lift access and long range remote gate pass.

Internally, the apartment is fitted with beautiful, high quality contemporary fittings including a Creative Interiors designed kitchen offering a range of stylish two-tone units and Neff integrated appliances, Amtico flooring and contemporary shower room with Vitra suite, chrome fittings and porcelain tiling.

Outside, the property will have stunning, landscaped Georgian-style communal gardens.

LOCATION

The property's position is within the Strutts Park conservation area and allows for easy access to Darley Park which is a short stroll away. It is also a short walk to the City Centre and noted Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. Friargate is also located just a short walk away and offers eateries and up market bars and restaurants.

Also within easy reach is the impressive Intu shopping centre with a state of the art cinema and a large selection of retail outlets.

The property is well placed for easy access to Derby Railway Station and access to the major road networks from the A6, A38 and A52 leading to the M1 and the main motorway network.

GROUND FLOOR

Communal Entrance Hallway

There is a communal video intercom entry system on entering the building. This leads into the communal entrance hallway with a staircase leading to all floors with hardwood-framed double glazed panelled sash windows to the rear elevation. Apartment 1 is located on the ground floor.

THE ACCOMMODATION

Open Plan Living Kitchen

17'3" x 10'11"

Entrance through solid oak panelled entrance door into the open plan living kitchen.

Kitchen Area

Designed by Creative Interiors - Two-tone wall, base and drawer units with brushed stainless steel handles and soft-closers, square-edge limestone effect work surfaces and splash-backs, stainless steel sockets with USB ports, under cupboard LED lighting, wall mounted cupboard housing the Worcester Bosch community heating system with individual meters and Schneider electric fuse box, stainless steel sink drainer with chrome mixer tap, integrated Neff appliances including; electric oven, induction four ring hob with extractor unit over and washing machine.

Living Area

Wood-grain finish Amtico flooring, tall Victorian-style column radiator, TV point, recessed LED down-lighters, smoke alarm and feature arched hardwood framed double glazed panelled sash window to the side elevation there is open plan access to the bedroom area.

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Bedroom Area

14'4" x 11'1"

Built-in power sockets with USB ports, recessed LED down-lighters, smoke alarm, wood-grain finish Amtico flooring, Victorian-style column radiator and two feature arched hardwood framed double glazed sash windows to the side elevation.

Contemporary En-Suite Shower Room

10'0" x 5'8"

Fitted with Vitra three piece suite comprising; concealed cistern low level w.c., wall mounted wash hand basin with chrome mixer tap and cupboard beneath and double-width shower cubicle with sliding door and Aqualisa mains fed shower, chrome heated towel rail, shaver point, extractor fan, recessed LED down-lighters and wood-grain finish Amtico flooring.

OUTSIDE

Landscaped Georgian Style Walled Garden

There will be a beautifully landscaped Georgian style walled gardens planted with an array of plants and shrubs. Garden landscape design is available on request.

BASEMENT LEVEL

Secure Gated Underground Car Park

The property also has access to a secure gated underground car park with lift access to the ground floor communal garden. This car park will offer car spaces suitable for large cars and will have a long range remote pass entry system.

Car Parking Spaces are available at a one off cost of £10,000.

COMMUNITY HEATING SYSTEM

Kings Crescent is to be fitted with a modern and highly efficient Worcester Bosch designed community gas central heating system. This system has numerous benefits including reduced energy cost and increased efficiency, offering a centralised heating system which supplies heat and hot water to each apartment and is individually metered.

LEASE AND SERVICE CHARGES

The property will be subject to 125 year lease once completed with a monthly service charge of £80 per calendar month.

PLEASE NOTE

The photos used are illustrative purposes only and are of Apartment 7 on the second floor. The windows of the ground floor apartments are different. They are fitted with larger Georgian Style Arched Hardwood panelled double glazed windows.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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