



Penthouse One, Kings Crescent Apartments Edward Street, Derby, DE1 3FF

- High Specification Penthouse Apartment
- Fourth Floor Position & Spacious Rooms
- Located in the sought after Strutts Park Conservation Area
- Two Generous Double Bedrooms
- Worcester Bosch Designed Community Heating System
- Over 1100 Square Feet of Accommodation
- Prestigious Gated Development
- Spacious Open Plan Living Room with Creative Interiors Designed Kitchen
- Contemporary Bathroom & En-Suite Shower Room
- Georgian Styled Coummunal Gardens & Secure Gated Underground Car Park

PENTHOUSE - KINGS CRESCENT - A most spacious, stunning, high specification, fourth floor apartment offering over 1100 square feet of living accommodation, set within this beautiful new development 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.

This high specification penthouse apartment offers very spacious room proportions and has been appointed to an impressive standard with an attention to detail that really has to be viewed to be fully appreciated and includes touch screen video intercom entry system, individual super fast fibre optic broadband connection point, LED inset spot lighting with adjustable filters, Amtico flooring, USB charging points in power sockets, hidden sprinkler system and underground secure gated car park with lift access and long range remote gate pass.

Internally the apartment comprises: entrance hallway with access to spacious double bedroom two, contemporary bathroom with Vitra three piece suite, open plan access from the hallway leading to the superb open living room and breakfast kitchen with vaulted ceiling. The breakfast kitchen has been designed by Creative Interiors and offers a range of stylish two-tone units with Neff integrated appliances, granite work surfaces and breakfast bar. There is further access to the spacious master bedroom with contemporary en-suite 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.

THE ACCOMMODATION

GROUND FLOOR

Communal Entrance

FOURTH FLOOR

Landing Area

Angled roof, cupboard housing the communal Worcester Bosch heating system with individual meter and solid oak panelled door into the Penthouse.

PENTHOUSE ONE

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Entrance Hallway

16'0" x 9'9" maximum (4.88m x 2.97m maximum)

Period-style white column radiator, built-in storage cupboards, intercom video entry system control, white wood-grain finish internal doors giving access to bedroom two and the bathroom and open access leading into the superb open-plan living kitchen.



Bedroom Two

19'1" x 16'5" (5.82m x 5.00m)

Two period-style white column radiators, smoke alarm, inset sprinkler system, double power sockets with USB ports, TV point, wall mounted lights and hardwood framed dormer windows to the side and rear elevations.



Contemporary Bathroom

14'2"x 6'9" (4.32mx 2.06m)

Fitted with a white three-piece Vitra suite - concealed cistern low level w.c., wall mounted ceramic wash hand basin with mixer tap and vanity drawer below, P-shaped bath with glazed shower screen and Aqualisa shower over, porcelain tiled splash-backs, grey wood-grain finish Amtico flooring, recessed LED customisable down-lighters, shaver point, inset sprinkler system, chrome heated towel rail and hardwood framed dormer window to the side elevation.

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Superb Open Plan Living Kitchen

27'7" maximum to 21'11" x 15'11" (8.41m maximum to 6.68m x 4.85m)



Living Area

Grey wood-grain finish Amtico flooring, built-in TV point, telephone point, directional LED customisable down-lighters, two white column radiators, inset sprinkler system, hardwood-framed glass panelled dormer window to the front elevation and Velux double glazed windows to the front and rear elevations.



Kitchen Area

Fitted with a Creative Interior designed kitchen with white matte base and drawer units with brushed stainless handles, soft-closers and contrasting black slate-effect work surfaces, wall mounted black matte cupboards, built-in shelving unit, Franke stainless steel sink drainer unit with chrome mixer tap, black glazed splash-backs, integrated Neff appliances including washing machine, dishwasher, low level fridge, separate freezer, electric oven and combi-oven, power socket with USB port under the breakfast bar, recessed LED customisable down-lighters, smoke alarm, inset sprinkler system and white wood-grain finish door giving access to a further hallway area.



Inner Hallway

With door to the master bedroom and further door which gives access to the Penthouse floor back staircase.

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Master Bedroom

19'0" reducing to 13'7" x 16'0" (5.79m reducing to 4.14m x 4.88m)

Two period-style white column radiators, smoke alarm, inset sprinkler system, built-in power sockets with USB ports, TV point, hardwood framed sash-style dormer window, Velux double glazed window and door giving access to the en-suite.



En-Suite Shower Room

8'5" x 5'4" (2.57m x 1.63m)

Fitted with a white three-piece Vitra suite - concealed cistern low level w.c., porcelain tiled splash-backs, wall mounted ceramic sink unit with mixer tap and vanity drawer below, double-width shower cubicle with glazed screen and wall mounted Aqualisa shower, extractor fan, recessed LED customisable down-lighters, chrome heater towel rail, grey wood-grain finish Amtico flooring and Velux double glazed window to the rear elevation.



OUTSIDE

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 Gated 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.

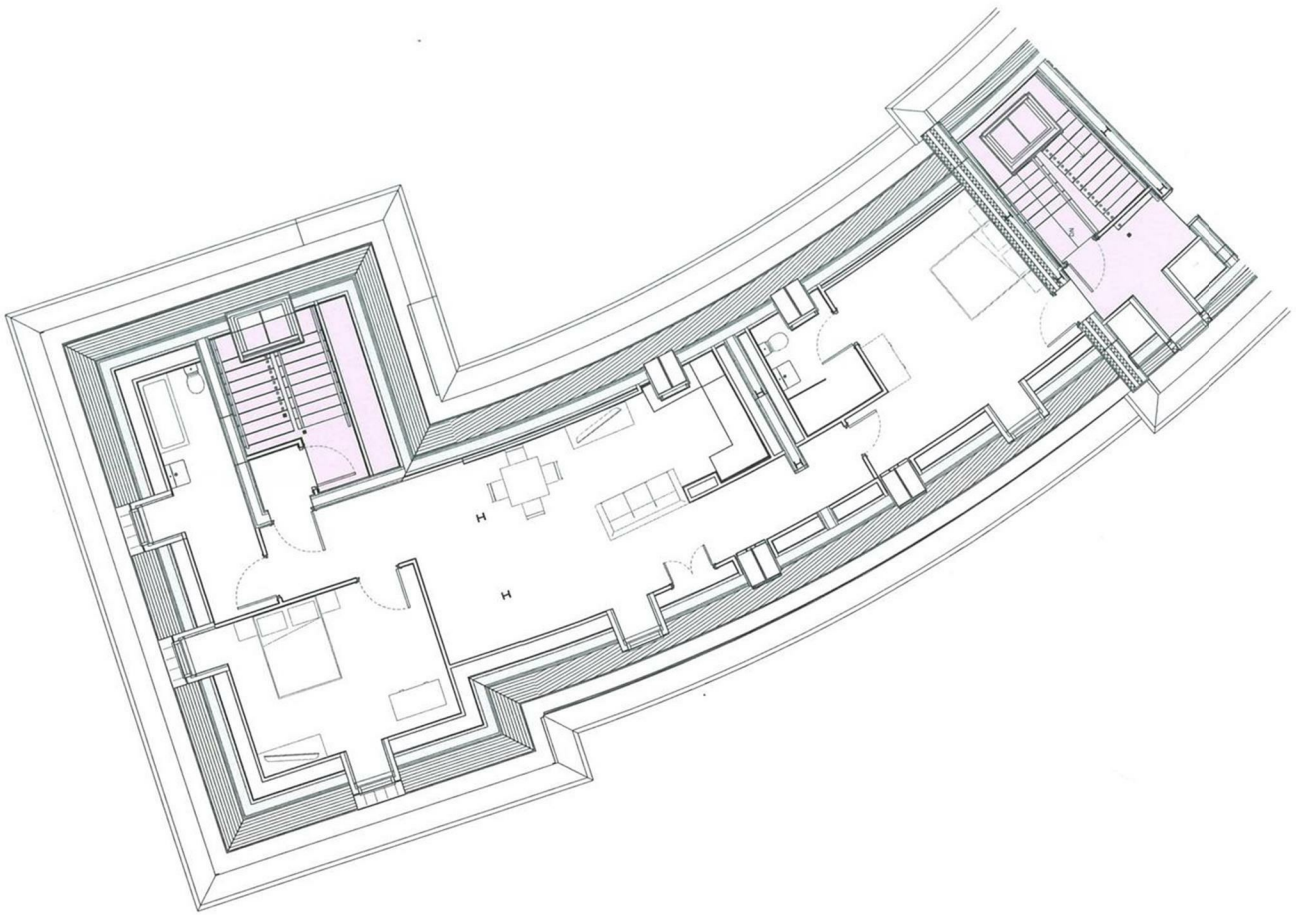
COMMUNITY HEATING SYSTEM

Kings Crescent is to be fitted with a modern and highly efficient Worcester Bosch designed community 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 £150 per calendar month.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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	90	90
(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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