

SCARGILL
MANN & CO

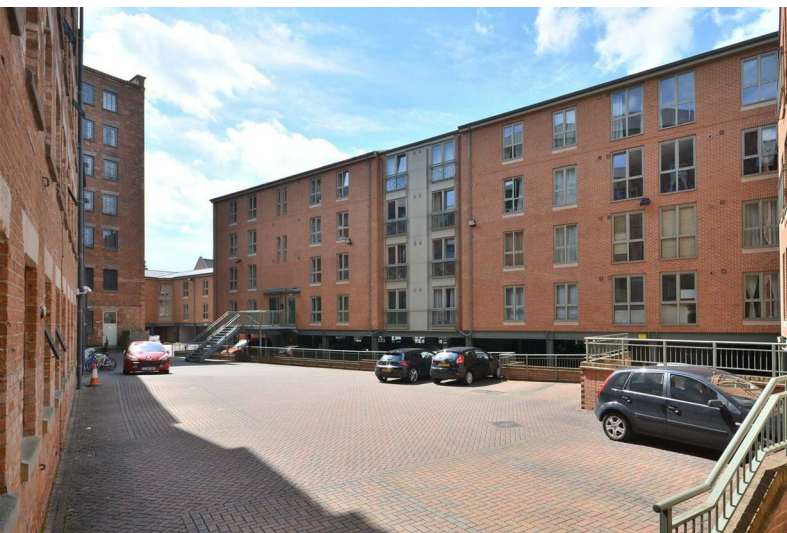
EST. 1995



25 Brook House

19 Brook Street, DERBY, DE1 3PF

£170,000



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GENERAL INFORMATION

THE PROPERTY

Welcome to Brook House, a delightful top floor apartment located at 19 Brook Street in the city of Derby. This residence is part of the sought-after Brook House and Mill development.

As you enter the property, you will find secure doors leading into a well-maintained communal entrance, which provides both stairs and lift access to your apartment. The added benefit of secure gated parking ensures peace of mind for residents.

Inside, the apartment boasts a gas centrally heated layout, featuring an open plan lounge, dining, and kitchen area. This space is perfect for entertaining guests or enjoying a quiet evening at home. The property includes two comfortable bedrooms, providing ample space for relaxation, along with a well-appointed bathroom.

Brook House is ideally situated just a stone's throw away from Derby City Centre, where you can enjoy a diverse range of shops, restaurants, bars, and leisure facilities. This prime location makes it an excellent choice for those seeking a vibrant urban lifestyle while still enjoying the comforts of home.

In summary, this top floor apartment in Brook House offers a fantastic opportunity for anyone looking to embrace modern living in a lively area. With its secure access, spacious layout, and proximity to the heart of Derby, this property is not to be missed.

ACCOMMODATION

ENTRANCE HALL

With solid oak engineered flooring, central heating radiator and useful storage cupboard with shelving unit housing the gas combination boiler which services the central heating and hot water systems.

OPEN PLAN LIVING DINING KITCHEN AREA

22'6" x 17'4" (6.88m x 5.30m)

LIVING DINING AREA

With solid oak engineered flooring, two full height sealed unit double glazed windows and two sealed unit double glazed Velux roof lights. Ample dining space, central heating radiator, TV aerial point, wall mounted intercom control, further central heating radiator and most useful additional storage cupboard with a range of free standing shelves units.

KITCHEN AREA

With a continuation of the solid oak engineered flooring, a range of solid wood fronted base, wall and drawer units with long bar chrome handles, solid granite preparation surfaces with matching up-stands, inset 1½ basin stainless steel sink unit and draining board with mixer tap in chrome, built-in four ring gas hob with stainless steel splashback plate and stainless extractor canopy having variable speed fan and lighting over. Integral electric fan assisted oven and built-in refrigerator and freezer and built in dishwasher. Complementary tiled splashbacks and large storage cupboard behind kitchen.

BEDROOM ONE

16'1" x 10'7" (4.91m x 3.24m)

With solid oak engineered flooring, double central heating radiator, TV aerial point and sealed unit double glazed window to the side. please note the former measurement has been taken into the front of the sliding doors providing access to:

SPACIOUS DRESSING ROOM AREA

12'11" x 6'5" (3.96m x 1.97m)

With a continuation of the solid oak engineered flooring, range of fitted clothes rails including shelving and drawer storage units

BEDROOM TWO

12'5" x 10'11" (3.80m x 3.35m)

With solid oak engineered flooring, telephone jack point, central heating radiator and sealed unit double glazed Velux roof light with fitted blind and oak fitted wardrobe.

WELL APPOINTED BATHROOM

8'3" x 7'2" (2.53m x 2.20m)

With a full modern suite comprising, p-shaped bath with rain shower effect head and additional attachment with curved glass shower screen, low flush w.c., pedestal wash hand basin, complementary tiled splashbacks, shaving point and centrally heated ladder style towel rail. Feature block glass lights and extractor fan. Complementary ceramic floor tiling.

OUTSIDE

The property is approached via secure electric gates and in turn leads to an allocated car standing space.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

Tel: 01283548194

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

LEASEHOLD

Our client advises us that the property is leasehold for an original term 999 years from 25 March 2004

Current service charges are £ 196.11pcm

COUNCIL TAX BAND

Derby City - Band B

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the

environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

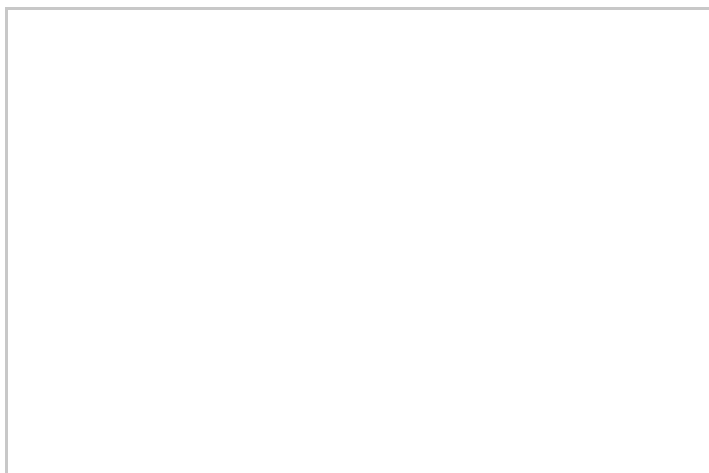
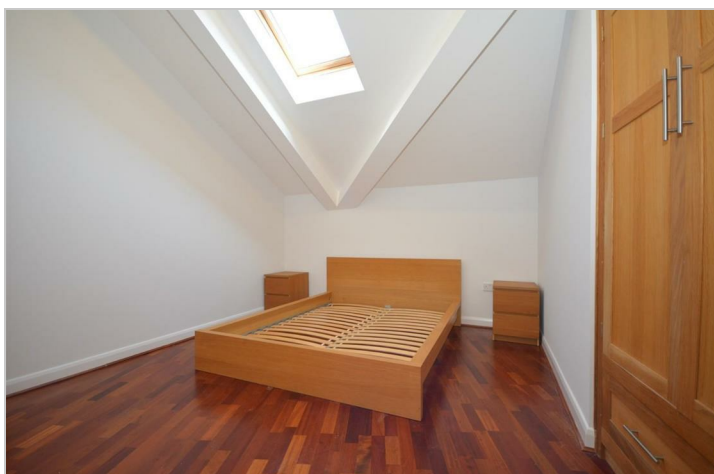
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

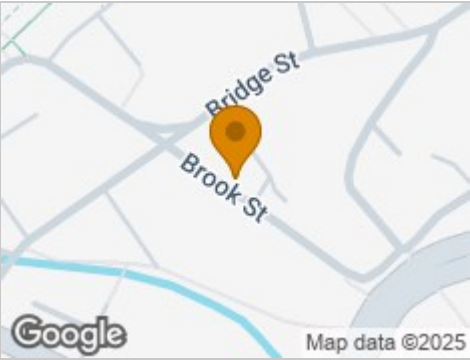
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A04/07 DRAFT



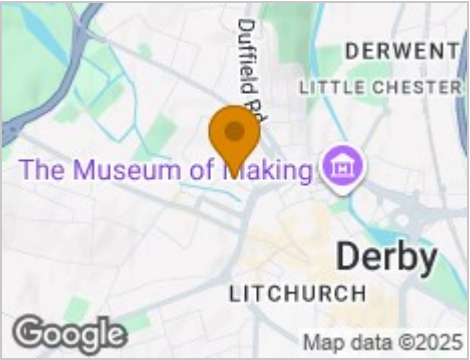
Road Map



Hybrid Map



Terrain Map



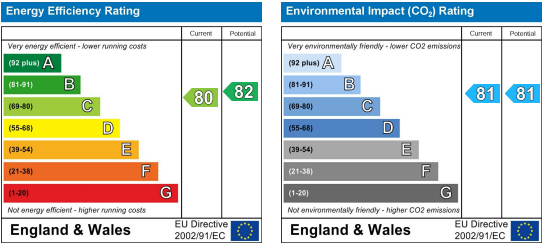
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.