

SCARGILL
MANN & CO

EST. 1995



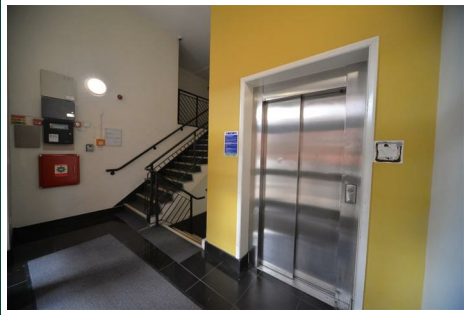
Brook House, Brookbridge Court, 19 Brook Street,
, Derby, DE1 3PF

£150,000



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GENERAL INFORMATION

An opportunity to acquire this superb, first floor apartment, situated in a secure gated development within easy reach of Derby city centre.

The accommodation benefits from gas central heating, aluminium double glazing and offers a spacious layout, comprising a communal entrance with stairs and a lift to all floors, an independent entrance hall, an open plan living area/kitchen, two bedrooms and a bathroom

Outside, the property is set behind electric wrought iron gates and has an allocated parking space in a covered parking area under the building.

This apartment would be ideally suited to the first time buyer or investor and must be viewed to be fully appreciated.

LOCATION

The property is located a short walk away from the City centre, offering easy access to a full range of amenities, including comprehensive shopping facilities along the Cornmarket and shopping centre with its major retail outlets and cinema. For those who appreciate charming period architecture, Sadler Gate and Irongate are both worthy of a visit, boasting a selection of boutique style outlets, together with a selection of café bars and public houses.

There are an excellent range of leisure facilities within easy access on Queen Street, delightful Darley Park which borders the banks of the River Derwent, thus offering some spectacular scenery for keen walkers and Markeaton Park with its small golf course, cricket ground and tennis courts, is ideal for those with sporting interests.

There are excellent transport links nearby with Derby's inner ring road providing access to the A6, A38, A50 and A52 leading to the M1 motorway. The major trunk road provides easy access to Nottingham, Stoke on Trent, Burton upon Trent and East Midlands Airport.

ACCOMMODATION

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

A secure entry system leads into the communal hall with stairs and a lift to all floors

FIRST FLOOR

APARTMENT 6

ENTRANCE HALL

Wood effect laminate flooring, central heating radiator, smoke alarm, built-in storage cupboard and internal doors.

OPEN PLAN LIVING KITCHEN AREA

17'4" x 14'0" (5.28 x 4.27)

LIVING AREA

TV point, central heating radiator, wood effect laminate flooring, aluminium double glazed windows to the rear elevation and wall mounted boiler cupboard housing the combination boiler.

KITCHEN AREA

Oak fronted, wall base and drawer units with built-in plate rack and wine rack, granite work surfaces with splashbacks, tiled splashbacks, 1½ bowl sink drainer unit, built-in oven, gas four ring hob and extractor canopy over, plumbing for washing machine, further appliance space, integrated fridge/freezer and wood effect laminate flooring.

BEDROOM ONE

12'3" x 11'7" reducing to 10'0" (3.73 x 3.53 reducing to 3.05)

TV point, central heating radiator, aluminium double glazed window and internal glass brick wall.

BEDROOM TWO

13'5" reducing to 10'11" x 9'6" (4.09 reducing to 3.33 x 2.90)

Currently used as a TV room - with a media stand, central heating radiator, TV point, smoke alarm and aluminium double glazed window.

BATHROOM

7'5" x 6'3" (2.26 x 1.91)

Pedestal wash hand basin with mixer tap, low level w.c., panelled bath with shower/mixer attachment, partial wall tiling, ceramic tiled floor, heated towel rail, shaver point and extractor fan.

OUTSIDE

The property is set within a secure gated development and is accessed via automatic, wrought iron gates. The allocated parking space is located under the building in a covered car park.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 999 years from June 2004. The service charge is £196.11 pcm. The Managing agent is Metropolitan Thames Valley - MTVH

Tel: 01283548194

AGENTS NOTES

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

The owner of this property is related to a staff member at Scargill Mann & Co

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/>

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City - Band

CURRENT UTILITY SUPPLIERS

Gas mains

Electric mains

Water - Mains

Sewage - Mains

Broadband supplier BT

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

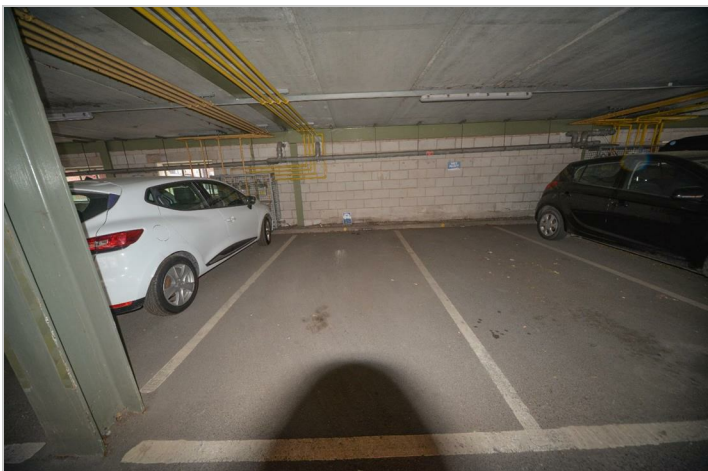
<https://www.gov.uk/check-long-term-flood-risk>

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

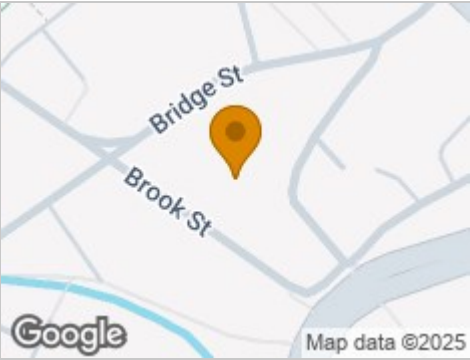
<http://www.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025)
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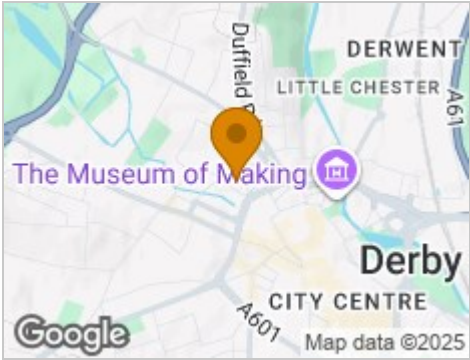
Road Map



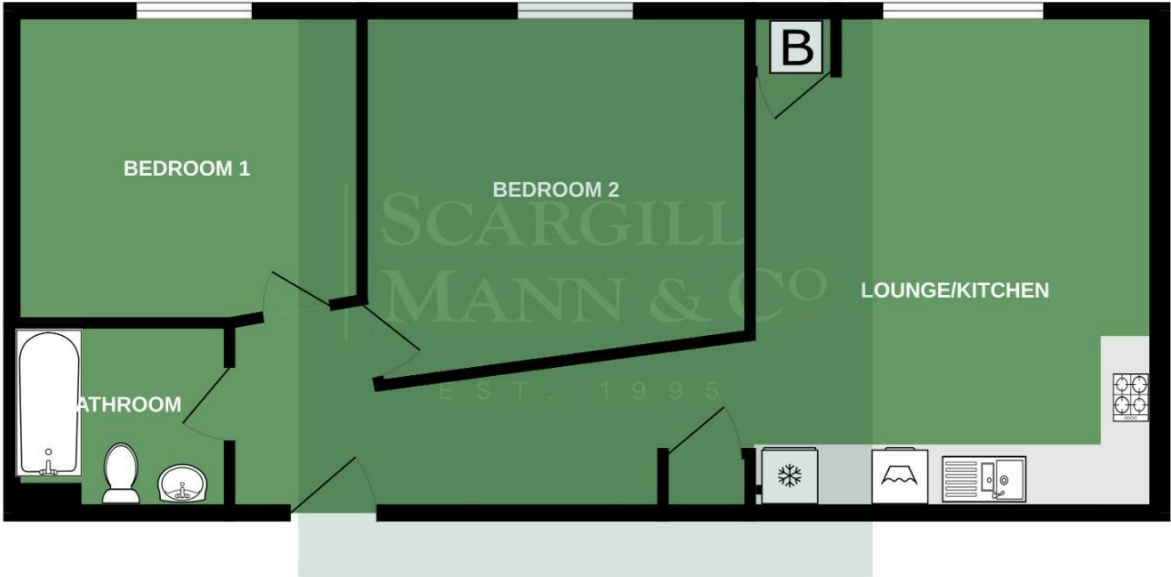
Hybrid Map



Terrain Map



Floor Plan

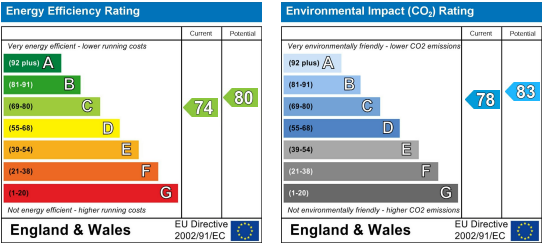


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.