



William Street, Derby DE1 3LW

welcome to

William Street, Derby

A well-presented and spacious two-bedroom apartment featuring a generous lounge, fitted kitchen with access to a private balcony, and well-proportioned bedrooms. Situated in a convenient central location overlooking green space, it is ideal for first-time buyers or investors.

Lounge

15' x 11' 3" (4.57m x 3.43m)

Kitchen

11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom One

10' 8" x 4' 11" (3.25m x 1.50m)

Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)

Bathroom

10' 8" x 4' 11" (3.25m x 1.50m)

Local Area

William Street is ideally located within close proximity to Derby city centre, offering a wide range of shops, restaurants, bars, and leisure facilities. The property is also conveniently situated for Derby Railway Station, making it ideal for commuters. Excellent road links including the A52 and A38 are easily accessible, while the University of Derby and Royal Derby Hospital are both within a short distance. Nearby green spaces add to the appeal, providing a balance of city living with outdoor enjoyment.





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William Street, Derby

- Spacious, beautifully presented upper-floor apartment
- Two well-proportioned double bedrooms
- Generous lounge with large windows
- Modern fitted kitchen with private balcony access
- Well-maintained communal grounds

Tenure: Leasehold EPC Rating: C

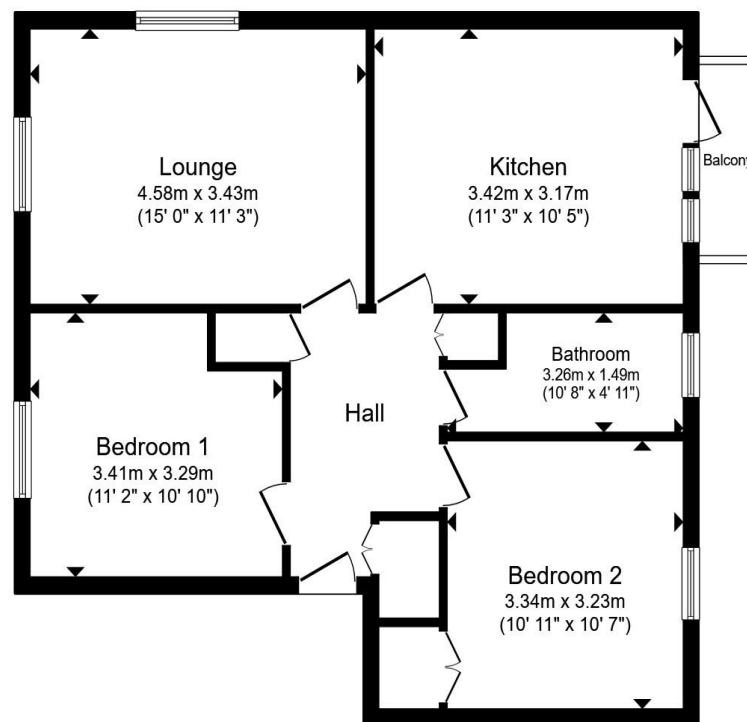
Council Tax Band: A Service Charge: 960.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Aug 2011.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Floor Plan

Total floor area 67.7 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
DBY122126 - 0002

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