

# CAVENDISH STREET, DERBY

PRICE £45,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



# WELCOME TO CAVENDISH STREET

EXCELLENT INVESTMENT OPPORTUNITY, 100% OWNERSHIP, HIGH YIELD POTENTIAL -
Situated on the second floor, this well-positioned one-bedroom apartment offers an excellent opportunity for a first-time buyer, professional, or investor looking for a practical and well-connected home. The property provides comfortable accommodation with a light and welcoming feel, together with useful storage that adds considerably to its everyday appeal.

The apartment features a generous lounge with a side-facing window, creating a bright and comfortable space for relaxing, while an open connection leads naturally through to the kitchen. The kitchen provides a practical layout with space for freestanding appliances and the added benefit of a pantry, offering valuable additional storage.

A good-sized bedroom overlooks the communal courtyard, providing a pleasant outlook, whilst the bathroom is fitted with a bath and electric shower. There is also a useful utility and storage room, offering flexibility for household appliances, clothing storage or general belongings.

Residents benefit from allocated-style resident parking, with permits provided, making this a particularly convenient apartment for those needing secure parking close to home.

# THE DETAIL

The Detail
Accessed via a communal entrance, the apartment is located on the second floor and is approached through a hallway fitted with an intercom system, providing controlled access into the building. There is also a small coat hanging area just off the hallway, offering a convenient place for everyday outerwear.
The lounge is a light and comfortable reception room with a window overlooking the side of the property. The room provides a versatile setting for both relaxing and entertaining, with an opening leading directly into the kitchen and creating a natural connection between the two spaces.
The kitchen has been arranged to provide useful preparation and storage space, with a combination of grey and white units. There is provision for a freestanding cooker together with space beneath the worktop for a fridge and freezer. A separate pantry provides further valuable storage, helping to keep the main kitchen area practical and uncluttered.
The double bedroom overlooks the communal courtyard and offers a comfortable space for bedroom furniture, whilst retaining a pleasant outlook. The bathroom is fitted with a bath with an electric shower over, WC and wash basin, providing all the essential facilities.
One of the apartment's particularly useful features is the good-sized utility and storage room. This houses the Vaillant boiler while retaining additional space that could be utilised for laundry facilities, wardrobe storage or general household items, giving the property greater flexibility than might initially be expected from a one-bedroom apartment.
The property also benefits from resident parking, with permits provided for use of the car park.
Positioned within Derby, the apartment provides convenient access to the city's wide range of amenities, including shops, supermarkets, restaurants, cafés and leisure facilities. Derby city centre offers an extensive choice of retail and entertainment options, whilst the surrounding area provides access to road and public transport links for travelling throughout Derby and further afield. The property is therefore well placed for those seeking a manageable home with everyday amenities and wider transport connections within easy reach.

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

Leasehold Information

CB+CO





The property is being sold on a leasehold basis with 990 years remaining.
The annual service charge is 1,824.30

CB+CO

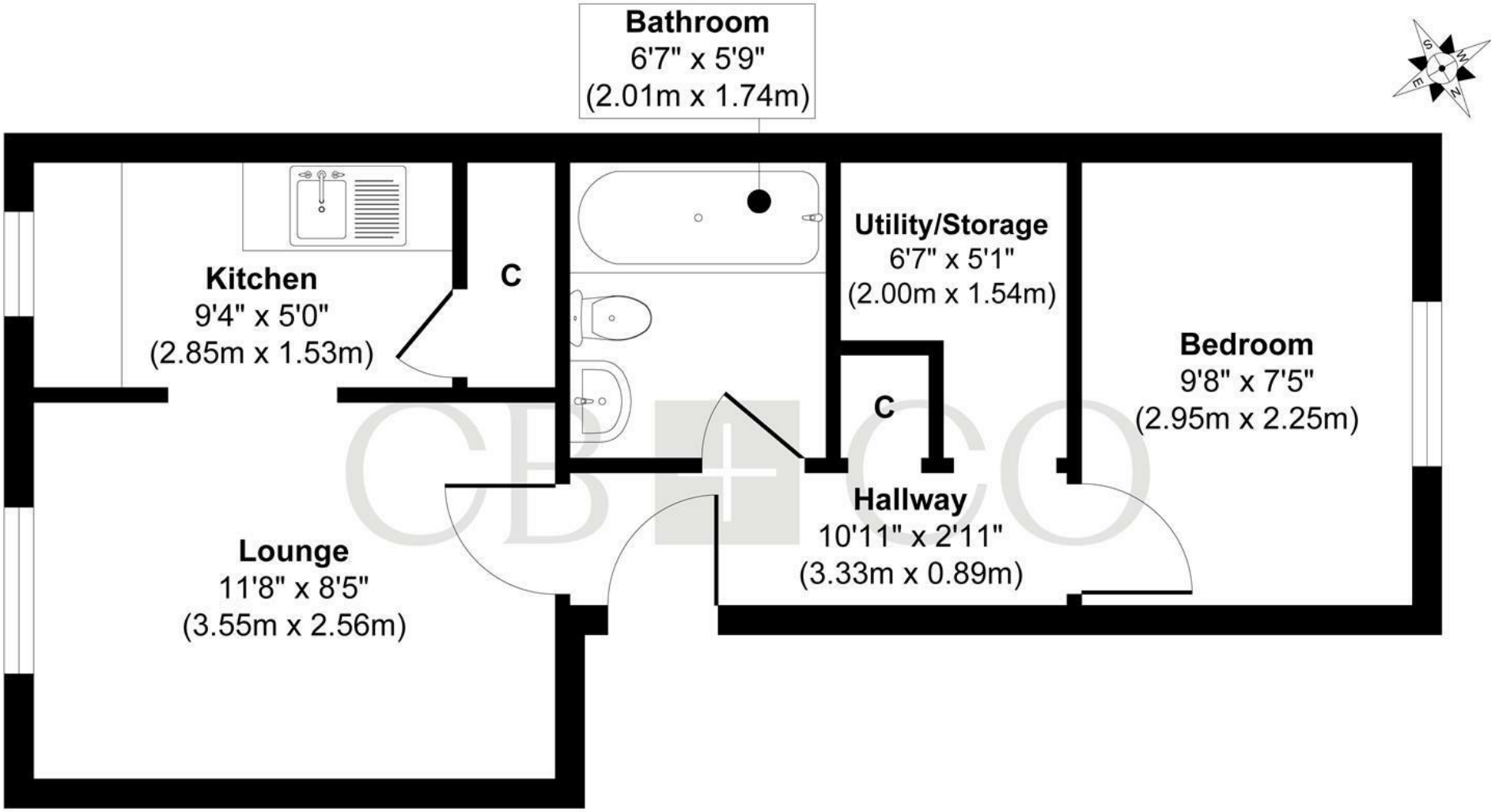







Vaillant

# Cavendish Court




## Floor Plan

**Approx. Gross Internal Floor Area 348 sq. ft / 32.42 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# THE PARTICULARS

APPROX

344.45 sq ft

EPC RATING

C

COUNCIL TAX BAND

- No Onward Chain – 100% Ownership
- Second Floor Apartment With Secure Communal Access – Positioned On The Second Floor, Offering A Private And Convenient Setting Within The Building, With Controlled Entry Via The Communal Entrance.
- One Double Bedroom Overlooking Communal Courtyard – A Well-Proportioned Double Bedroom Enjoying A Pleasant Outlook Over The Communal Courtyard
- Open Connection Between Lounge And Kitchen – The Lounge Leads Naturally Through To The Kitchen, Creating A Convenient Connection Between The Main Living And Cooking Spaces.
- Useful Separate Pantry Storage – A Separate Pantry Provides Additional Storage Space For Food, Kitchen Equipment And Household Essentials, Helping To Keep The Main Kitchen Area Clear.
- Good-Sized Utility And Storage Room – A Particularly Versatile Room Providing Valuable Additional Space For Laundry Facilities, Wardrobes, Household Storage Or Other Practical Uses.
- Bathroom With Bath And Electric Shower – The Bathroom Is Fitted With A Bath And Electric Shower Over, Together With A WC And Wash Basin For Everyday Convenience.
- Resident Parking With Permits Provided – The Property Benefits From Resident Parking Within The Car Park, With Permits Provided, Offering Convenient Parking Close To The Apartment.
- Ideal First Time Buy Or Investment Opportunity – Offering Manageable Accommodation, Useful Storage And Resident Parking, The Apartment Presents An Appealing Option For First Time Buyers Or Those Looking For An Investment Property.
- Walking Distance Of Derby Town Centre – The Apartment Is Conveniently Positioned For Walking Into Derby Town Centre, Providing Easy Access To Shops, Restaurants, Cafés, Leisure Facilities And Other City Centre Amenities.

CURRAN BIRDS + CO

CURRAN BIRDS + CO

## DARLEY ABBEY MILLS

### THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved