

## 223 Stafford Street, Derby, DE1 1JL

### Asking price £153,000

CityRise are delighted to present an excellent investment opportunity in the heart of Derby, a brand new off-plan apartment development on Stafford Street, exclusively for investors. This high-specification project offers contemporary one and two-bedroom units tailored for the growing rental market.

Strategically located just minutes from Derby City Centre and the University of Derby, the building is designed to attract both young professionals and students, ensuring strong rental demand and impressive yields. With a limited number of units available and competitive off-plan pricing, early investors can secure maximum capital growth before completion.

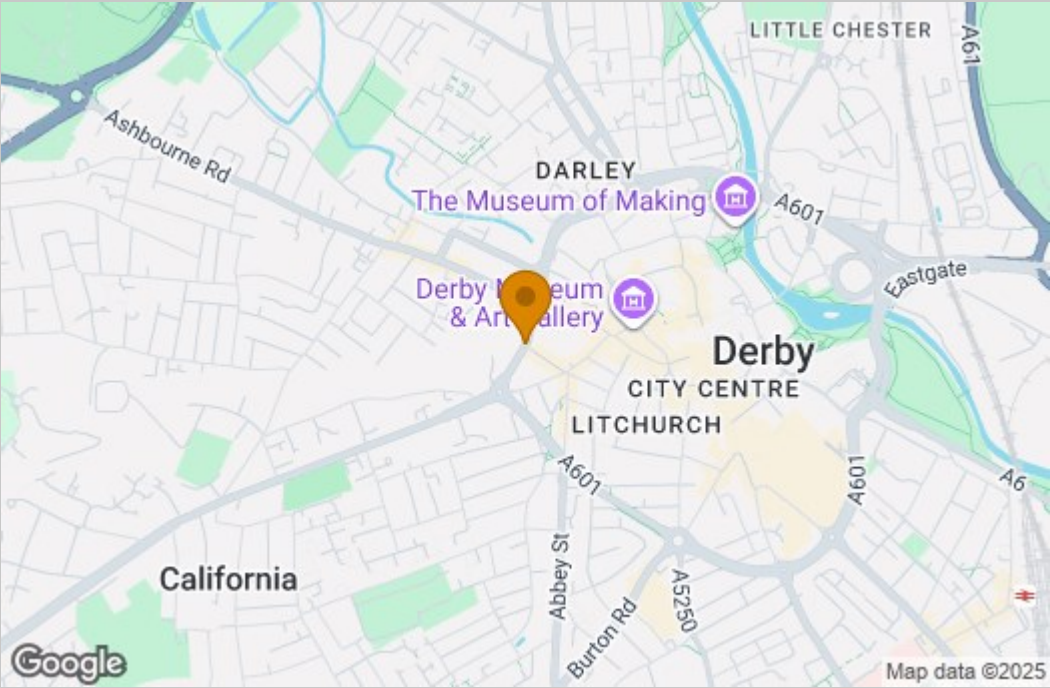
Derby continues to position itself as one of the UK's top investment hotspots, thanks to its robust economy, large student population, and significant infrastructure projects including the £200 million Becketwell regeneration. As a major hub for global businesses like Rolls-Royce, Toyota, and Bombardier, the city attracts a skilled workforce and consistent tenant base. With strong demand for high-quality rental accommodation and relatively low entry prices, Derby offers outstanding potential for both income and capital appreciation.

Ref No: 20015

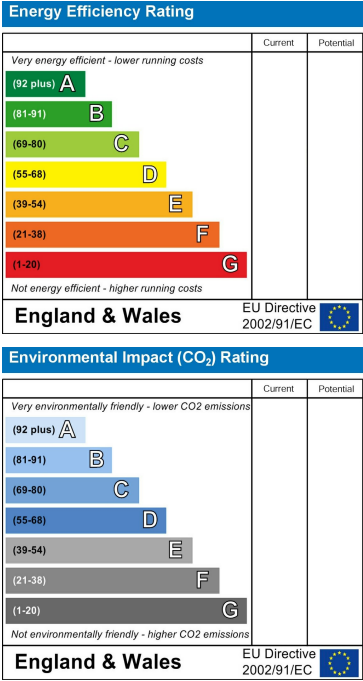


Floor Plan

Area Map



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.