







**\*\* CLOSE TO DERBY CITY CENTRE\*\***

**\*\*\*\* THIRD FLOOR APARTMENT \*\*\*\***

**SECURE ACCESS WITH LIFT \*\*\*\***

This a great opportunity to purchase a two bedroom apartment overlooking the city in a no through position. In brief the property offers a hall, open plan living with a fitted kitchen, living and dining area with Juliette balcony, two double bedrooms and a re-fitted bathroom. Allocated parking space.





## COMMUNAL ACCESS

Secure access into the reception with stairs and a lift to all floors.

## HALL

Entrance door into the hall with storage cupboard and doors to -

## OPEN PLAN LIVING

The kitchen area offers fitted units, work surfaces, breakfsat bar and a sink and drainer unit. Electric oven and hob with extractor hood, space for a fridge freezer and plumbing and space for a washing machine. Lounge diner with an electric heater and upvc double glazed double doors onto the Juliette balcony.

## BEDROOM I

Upvc double glazed window and electric heater.

## BEDROOM 2

Upvc double glazed window and electric heater.

## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc.

## ALLOCATED PARKING

ONE SPACE IS LOCATED AND MARKED.

## LEASE DETAILS

Our client has informed us that they have extended the lease to 178 years







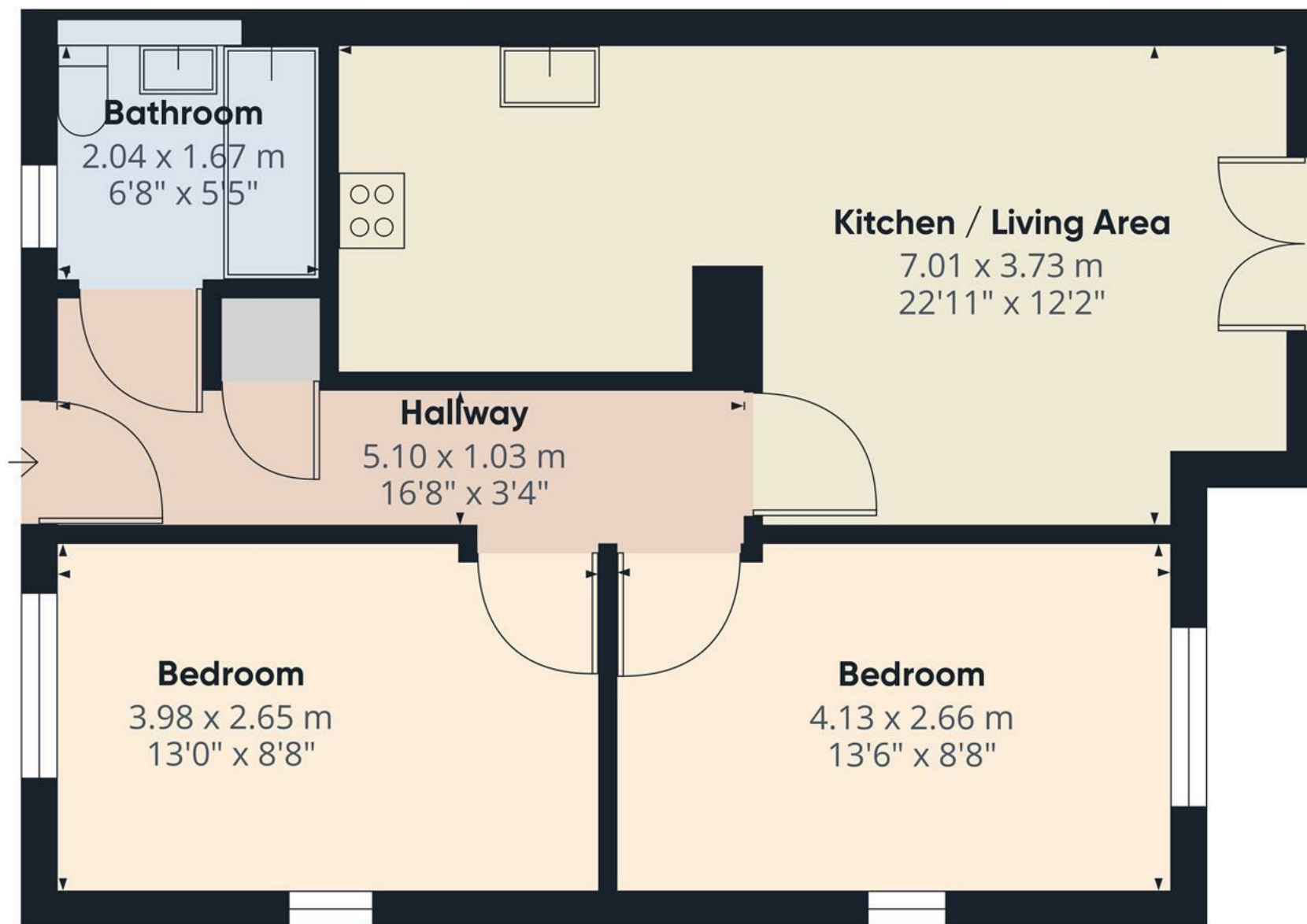












Approximate total area<sup>(1)</sup>

54.02 m<sup>2</sup>

581.51 ft<sup>2</sup>

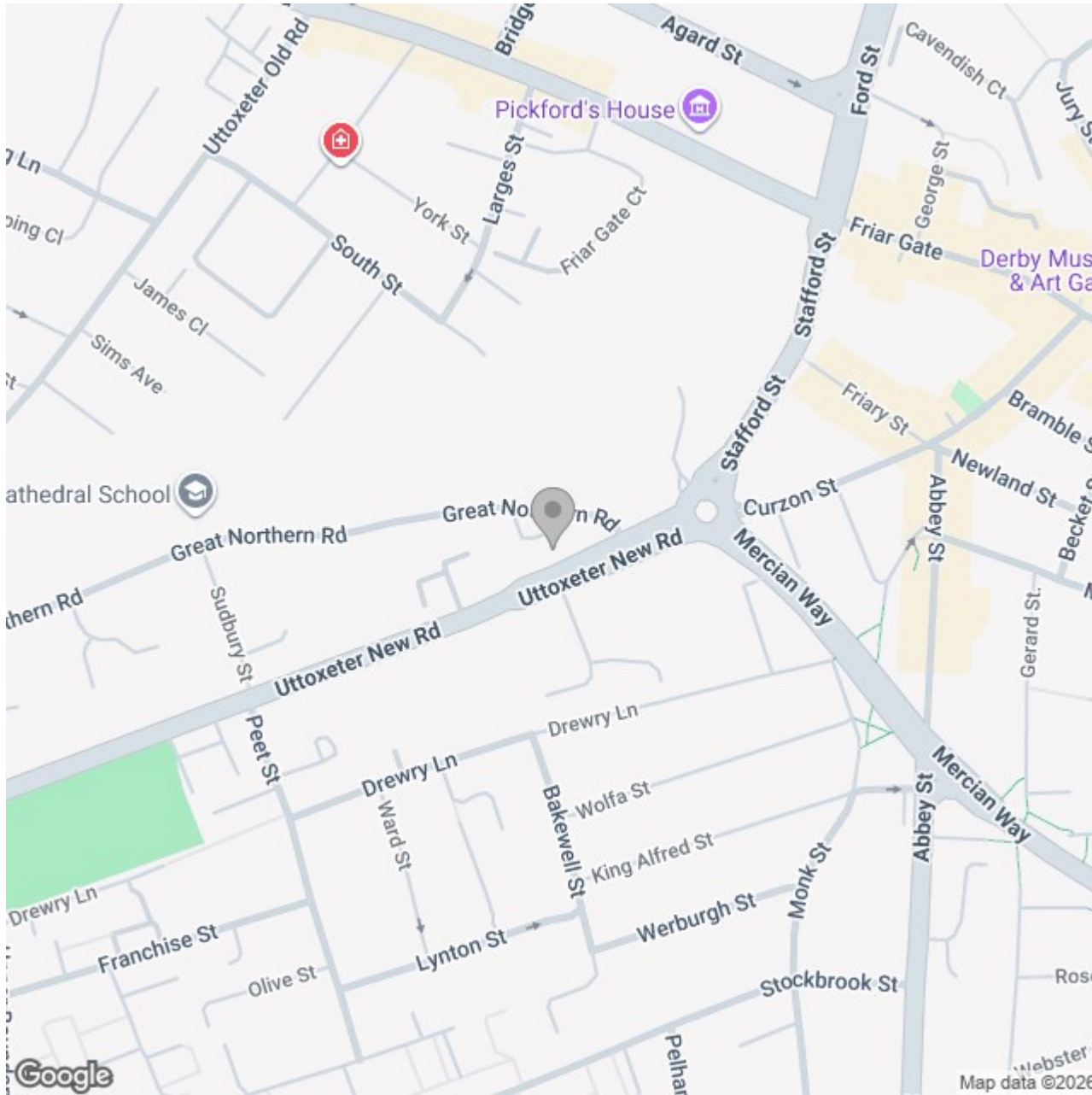
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 