



Magnus Court
Derby



Property Description

Beautiful quality, top-floor corner apartment located in a desirable location, close to Derby city centre. Positioned in Chester Green, with far-reaching views to the rear over Darley fields and park, this centrally heated apartment offers excellent quality accommodation. Master bedroom has an en-suite, in the lounge there are French doors opening to the rear with a "Juliet" balcony, and it has a private car parking space.

Entrance Hallway

Accessed via the front door, laminate flooring, one radiator, built in storage cupboard.

Lounge / Kitchen

18' 8" max x 12' 3" max (5.69m max x 3.73m max)

Lounge

Laminate flooring, one radiator, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation opening to the Juliet balcony.

Kitchen

Laminate flooring, wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan above, space for a fridge-freezer, washing machine and dishwasher, UPVC double glazed window to the side elevation.

Bedroom One

9' 4" max x 8' 2" max (2.84m max x 2.49m max)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, door to access the en-suite.

En-Suite

Tiled flooring, shower cubicle, WC, pedestal sink, heated towel rail.

Bedroom Two

9' 6" max x 7' 8" mac (2.90m max x 2.34m mac)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bathroom

Tiled flooring, part tiled walls, bath, WC, pedestal sink, heated towel rail.

Tenure Information

Please contact Hall & Benson for more information.









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.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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