



Not for marketing purposes INTERNAL USE ONLY

Alexandra Mill Great Northern Road
Derby

Alexandra Mill Great Northern Road Derby DE1 1LW

for sale offers in the region of
£130,000



Property Description

A well-presented and modern two-bedroom apartment located in the popular Alexandra Mill, on Great Northern Road, Derby. This stylish property offers spacious and contemporary living accommodation, perfect for first-time buyers, professionals, or investors.

The apartment features a welcoming entrance hallway, a bright open-plan lounge and kitchen with integrated appliances, and two generous double bedrooms. The property also benefits from a modern bathroom with a shower over the bath and an upgraded electric heating system throughout, ensuring comfort and efficiency.

Externally, there is one allocated parking space, and the development provides excellent access to Derby city centre, Pride Park, and the Derby Railway Station, as well as local shops and amenities.

This apartment combines modern living with a convenient location - an ideal purchase for those seeking a stylish home close to the city.

Entrance Hallway

A welcoming hallway providing access to all rooms, with space for coats and shoes.

Lounge

14' 1" x 11' 4" (4.29m x 3.45m)

A bright and spacious living area with large windows allowing natural light to fill the room.

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)

The modern kitchen area includes a range of wall and base units, integrated appliances, and ample worktop space, ideal for cooking and entertaining.



Bedroom One

14' 3" x 9' 9" (4.34m x 2.97m)

A generous double bedroom offering plenty of space for wardrobes and additional furniture.

Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m)

A further good-sized double bedroom, perfect as a guest room, office or second bedroom.

Bathroom

A modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary tiling and fittings.

Outside

The property includes one allocated parking space within a well-maintained development. Communal areas are neatly presented, offering a pleasant environment for residents.

Location

Alexandra Mill is conveniently located just off Great Northern Road, within easy reach of Derby city centre, Derby Railway Station, Pride Park, and the A52. Local amenities, shops, and restaurants are all nearby, making this an excellent spot for commuters and professionals alike.









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

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold



check out more properties at hallandbenson.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102544 - 0002