



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [hannells.co.uk](http://hannells.co.uk)  
E: [allestree@hannells.co.uk](mailto:allestree@hannells.co.uk)  
T: 01332 556633

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.



## Viewings Strictly By Appointment Only

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We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

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64 Magnus Court, Chester Green, DE21 4TR | **Offers in excess of £125,000 (Leasehold)**

**This modern two bedroomed ground floor apartment is offered for sale with no upward chain and is ideally located to offer easy access to both the City Centre and the A38/M1 road networks.**

- MODERN GROUND FLOOR APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN
- TWO BEDROOMS, MAIN BATHROOM & MASTER EN SUITE
- EPC RATING C
- COUNCIL TAX BAND B
- LEASEHOLD







64 Magnus Court, Chester Green, DE21 4TR | **Offers in excess of £125,000**  
**(Leasehold)**

*A Moving Experience*

## Full Description

This modern two bedroomed ground floor apartment is offered for sale with no upward chain and is ideally located to offer easy access to both the City Centre and the A38/M1 road networks. The property is well positioned within the historic area of Chester Green and benefits from uPVC double glazing, gas central heating and allocated parking.

The accommodation in brief comprises: Entrance hall; lounge/diner opening to a fitted kitchen; two bedrooms; master bedroom with en suite shower room; main bathroom.

The apartment is accessed via a communal entrance hallway with remote intercom entry system and has the added benefit of an allocated parking space.

Magnus Court is conveniently located close to local shops, well regarded schools, public transport routes and amenities. The property also benefits from excellent road links with the A38, A52 and inner ring-road, leading into Derby City Centre.

## Measurements & Details

**Entrance Hall:**

**Lounge/Diner:** 14' 3" min x 11' 7" (4.34m x 3.53m)

**Kitchen:** 7' 8" x 7' 6" (2.34m x 2.28m)

**Bedroom One:** 11' 10" x 8' 1" (3.60m x 2.46m) min

**En suite:** 7' 6" x 5' 3" (2.28m x 1.60m) min

**Bedroom Two:** 11' 10" x 5' 11" (3.60m x 1.80m) max

**Bathroom:** 6' 10" x 6' 3" (2.08m x 1.90m)

## Lease Information:

The property is held on a 125-year lease with 110 years remaining as of September 2022

Ground Rent: £150.00 per annum

Service Charge: £876.72 per annum

Managing Agents: Places for People