

£145,000



This property at a glance:



1



2



2



1



C



Watch the video

Ashbourne Road, Derby



Mikaela says:

Situated on Ashbourne Road and within walking distance to the City Centre and all that Friar Gate has to offer, this home is great for city living. The apartment is light, bright and modern with an open plan living area incorporating the kitchen and dining space. The kitchen has plenty of cupboard space with room for a fridge freezer and washing machine. There's even a lovely Juliet balcony to enjoy the sunshine and bring the outside in. The master bedroom has the benefit of an en-suite as well as fitted wardrobes and there's a further good sized second bedroom too. Outside there is secure parking for one vehicle and beautifully well maintained communal gardens.



aksresidential.com

Ashbourne Road, Derby



Did you spot...
This property has balcony overlooking a lovely communal garden area.



A message from the seller:





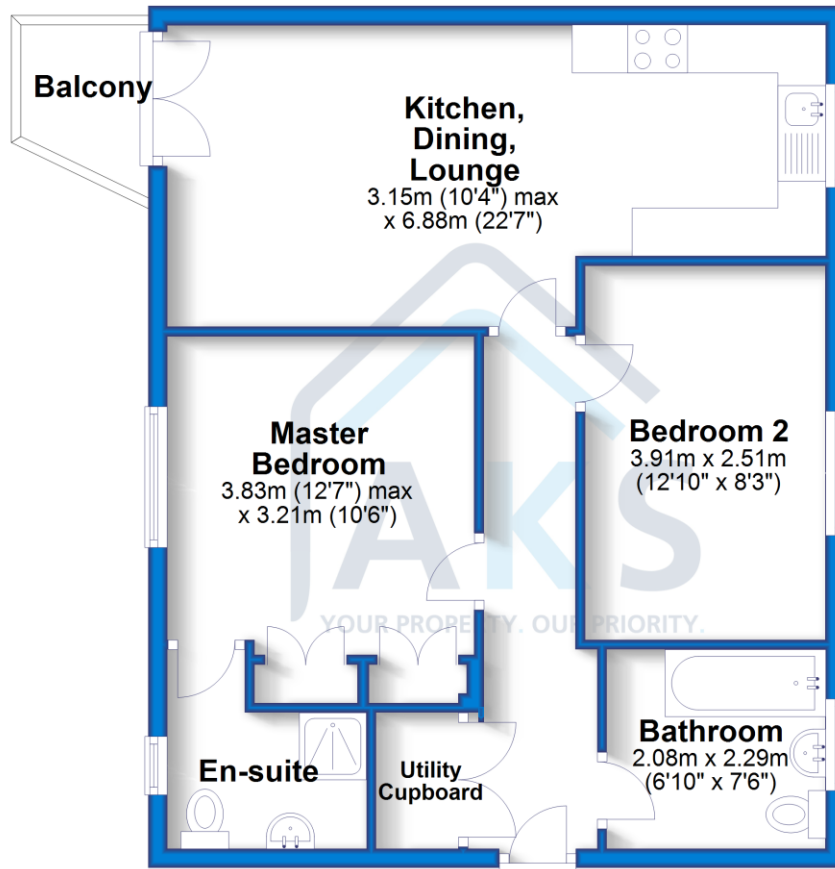
Floor Plan



aksresidential.com

Ground Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



Total area: approx. 57.6 sq. metres (620.2 sq. feet)



Energy Performance Certificate

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



200+ 5 star Google Reviews



Key Features:

- TWO BEDROOM FIRST FLOOR APARTMENT
- WALKING DISTANCE TO CITY CENTRE & LOCAL AMENITIES
- SECURE GATED PARKING
- OPEN PLAN LOUNGE, KITCHEN, DINING
- EN-SUITE AND FITTED WARDROBES TO MASTER



About the area:

Mill Gate is located near the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, less than a 2 minute walk away is the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Markeaton Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.



Schools:



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here to watch the property video](#)

