



HOPKINS & DAINTY

ESTATE AGENTS



Bath Street, Derby, DE1 3BS

£89,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this VERY WELL PRESENTED flat, in a convenient location for Derby City Centre, Inner Ring Road and the nearby Darley Park.

Overlooking the river Derwent, this lovely home would make an ideal first purchase or buy to let investment. We are informed that this building is classed as Non standard construction so are looking for CASH BUYERS ONLY.

Initially accessed via a communal entrance, there is a lift and stairs providing access to the fourth floor. Once inside, the entrance hallway leads to all of the rooms. There is a dual aspect lounge/dining room, breakfast kitchen which also takes you onto onto the balcony. Two spacious bedrooms, the bathroom with a white suite and over bath shower and finally a separate WC. The property has double glazed windows and electric heating. Externally, there is a communal parking area, which is permit controlled.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Communal Entrance/Lift

With a lift and stairs leading to each floor.

Hallway



With laminate flooring, a useful cloaks cupboard, separate airing cupboard housing the hot water cylinder and doors leading off. There is also a video intercom phone connected to the main front door of the building. Doors leading off, including fire doors to the lounge/diner and kitchen.

Lounge/Diner 17'1" x 11'6" (5.21 x 3.51)



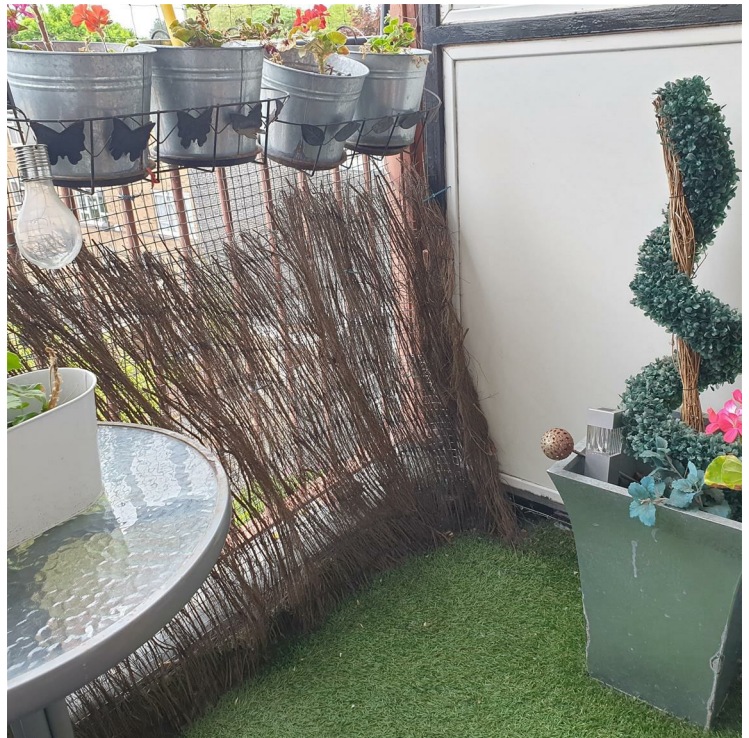
Dual aspect room with two double glazed windows providing natural lighting. Feature electric fire, further wall mounted heater and laminate flooring.

Kitchen 12'2" x 8'1" (3.71 x 2.47)



Fitted with a range of base and wall units, work surfaces and an inset sink and drainer with a mixer tap and tiled splash backs. There is space for appliances and plumbing for a washing machine. Double glazed door and window opening to:

Balcony 7'6" x 4'3" (2.30 x 1.30)



Providing an outside sitting area with views across the city.

Bedroom 1 13'6" x 10'0" (includes wardrobes) (4.12 x 3.05 (includes wardrobes))



Double bedroom with built in wardrobes, wall mounted heater and a double glazed window.

Bedroom 2 13'6" x 8'5" (4.12 x 2.58)



Second bedroom with a wall mounted heater and double glazed window.

Bathroom 5'6" x 4'7" + door recess (1.70 x 1.41 + door recess)



White suite comprising bath with an electric shower over, wash hand basin and tiled splash backs. There is also a heated towel rail.

WC



Comprising a low flush WC.

Parking

We are informed that there is a communal car park, which is permit controlled.

Lease details

We are informed that the lease for this building is controlled by Derby City Council and runs for 125 years from June 1988 with an annual Ground Rent of £10. The annual service charge relates to the work carried out on the building and as a guide the most recent charge was £1,200. The building insurance is also included in the lease. We are also informed by Derby City Council that the lease can be extended for an extra 90 years, with a charge of approximately £2,400 required.

We always advise potential buyers to have the lease details verified by their solicitor/conveyancer, prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

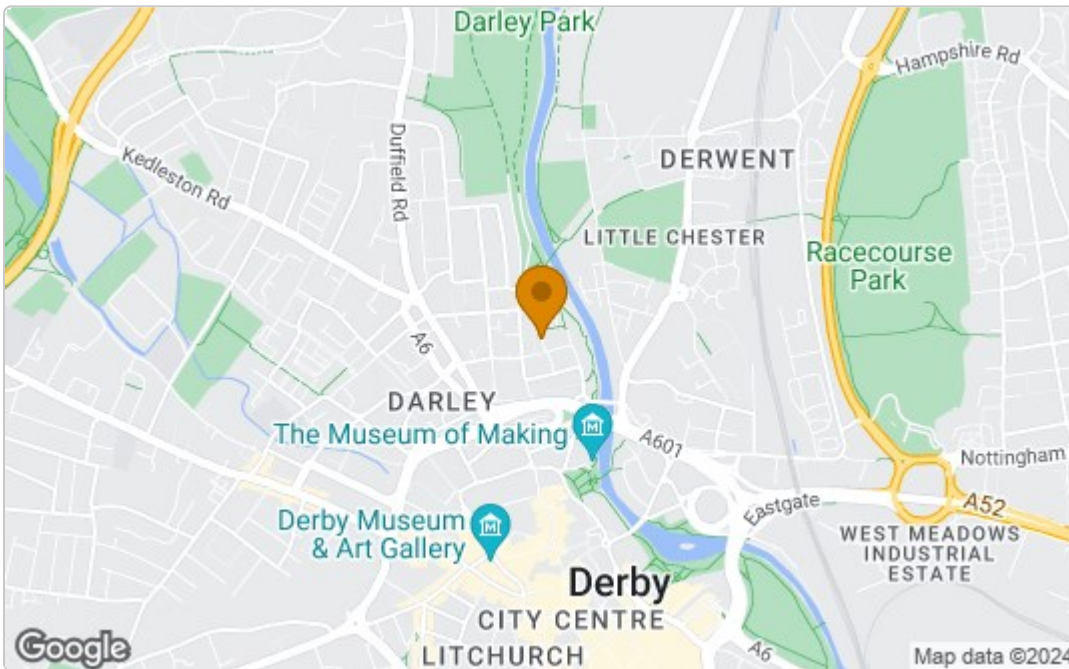
Approx. 68.7 sq. metres (739.1 sq. feet)



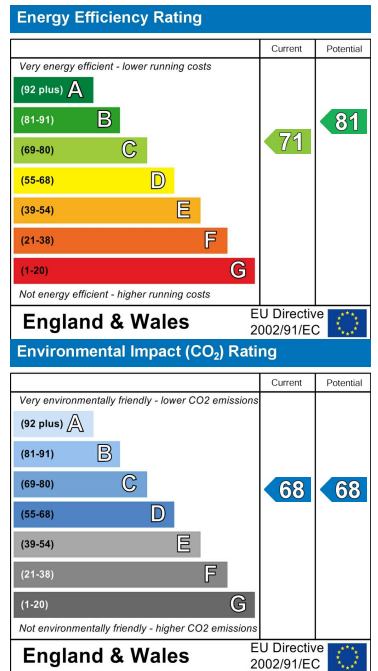
Total area: approx. 68.7 sq. metres (739.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.