



2 Bed Apartment

83 Baseball Drive, Derby DE23 8NE

Guide Price £99,950 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Modern First Floor Apartment
- Ideal First Time Buy
- Ideal Investment
- Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room with Open Plan Access to Kitchen Area
- Two Double Bedrooms & Bathroom
- Allocated Parking Space
- Close to Local Shops & Amenities
- Close to Rolls-Royce & Alstom Trains (Bombardier)
- No Chain Involved

IDEAL FIRST TIME BUY OR INVESTMENT – Offered for sale with no chain is this modern two bedroom, first floor apartment situated in this ever popular location conveniently positioned close to major employment opportunities including Rolls-Royce, Alstom Trains and also offering easy access to the City Centre and Pride Park.

This property would be an ideal first time buy but offers a good investment potential with similar properties renting at circa £550 to £575 per calendar month.

The property has a communal entrance hallway with stairs to all floors. This apartment is situated on the first floor and benefits from gas central heating and PVCu double glazing and has its own independent entrance hallway, spacious living room with open plan access to a kitchen area, two double bedrooms and bathroom.

The property offers an allocated parking space and communal gardens and delightful outlook over an open green area.

THE LOCATION

The property occupies this most convenient location close to the excellent local amenities at the Cavendish Shopping and Normanton Road shopping areas and is within easy access of The Royal Derby Hospital, Derby City centre and Pride Park.

The property is positioned close to local employment opportunities including Rolls-Royce, Alstom Trains (Bombardier) and many local businesses on Pride Park.

Excellent transport links are available with access to the A50 and A52 trunk roads which in turn lead to the main motorway network.

ACCOMMODATION

GROUND FLOOR

Communal Entrance

Entrance through double glazed entrance door into the communal entrance hallway with intercom entry system and stairs leading to first floor apartment.

FIRST FLOOR

Apartment Entrance Hallway

With built-in coat hooks, wall mounted electrical fuse box and doorway giving access to open plan living room.

Open Plan Living Room

With tv and telephone points, two central heating radiators, uPVC double glazed window to the side elevation, further central heating radiator, smoke alarm, intercom entry phone, wall mounted digital thermostat, useful storage cupboard and open plan access through to the contemporary fitted kitchen.



Contemporary Fitted Kitchen

Fitted with a range of woodgrain effect fronted units with brushed stainless steel handles and roll edge laminated granite effect worksurface over, Neff stainless steel electric oven with Logik halogen four ring hob and Neff stainless steel extractor over, stainless steel sink drainer unit with ceramic tiled splash-backs, space for tall fridge/freezer, low level appliance space with plumbing for automatic washing machine and tile effect flooring.



Useful Storage Cupboard

Bedroom One

With central heating radiator, tv and telephone points.



Bedroom Two

With central heating radiator, boiler cupboard housing the wall mounted Ideal Logik combination boiler and uPVC double glazed windows to the front and side elevations.



Bathroom

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash handbasin with chrome monobloc mixer tap and ceramic tiled splash-back, panelled bath with wall mounted chrome mains-fed shower unit over and glazed shower screen, ceramic tiled splash-backs, tile effect flooring, extractor fan and central heating radiator.



OUTSIDE

Communal bin storage area.



Allocated Parking Space

The apartment benefits from allocated car parking.

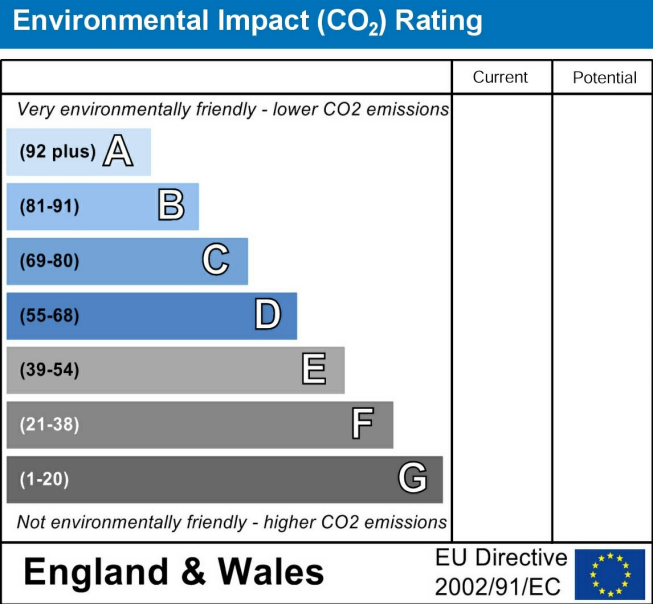
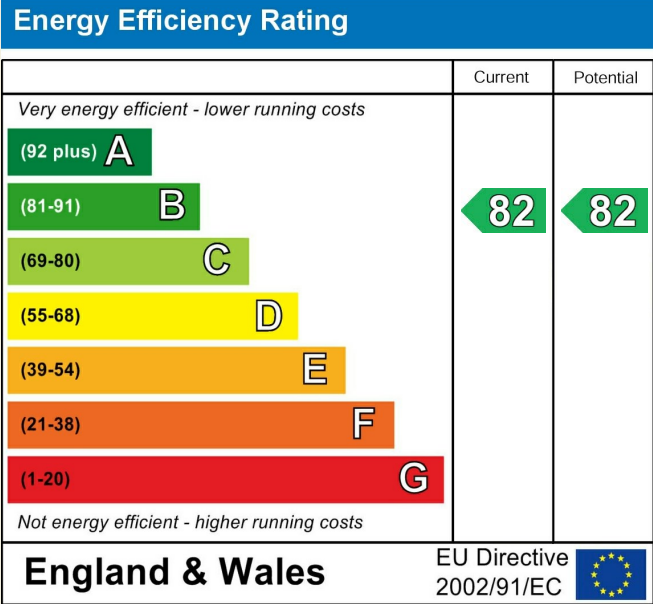
Council Tax Band

Tax Band: A

Tenure

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property is leasehold - we are advised the lease was for 200 years and commenced in 2012. We have been advised that the annual service charge is £1304.16 per annum.



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