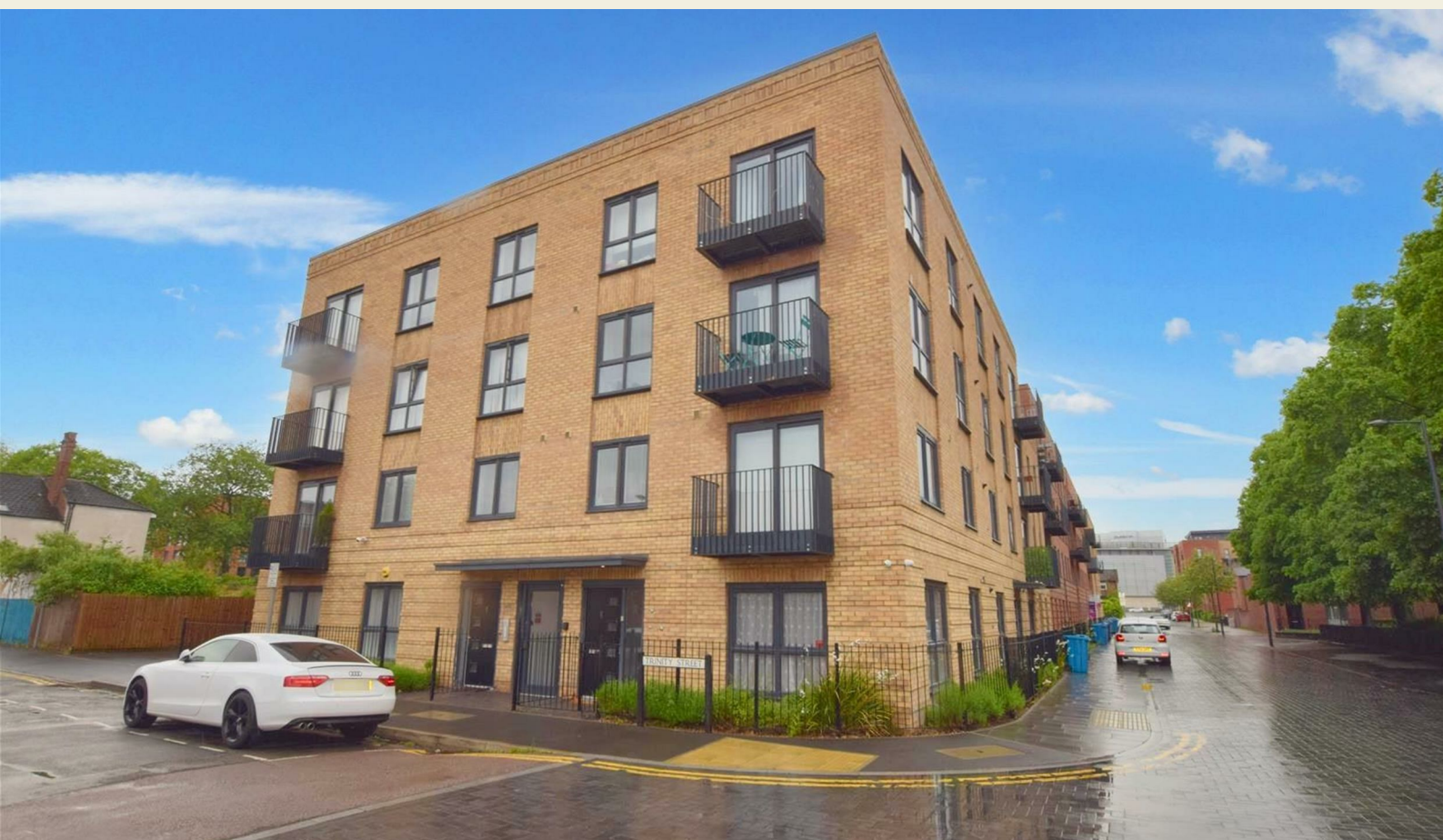


Fletcher & Company

Flat 12 11 Trinity Street, Derby, DE1 2BX

Price £169,950

Leasehold



- Two Bedroom Third Floor Apartment
- No Upward Chain
- Ideal for the Owner Occupier or Buy To Let Investor
- Double Glazing & Gas Central Heating
- Impressive Large Open Plan Living Space with Balcony off
- Fitted Kitchen with Built-in Appliances
- Utility Cupboard
- Master Bedroom with En-Suite Shower Room, Further Double Bedroom & Bathroom
- On Road Permit Parking for Residents
- Superb Location





Summary

A stunning apartment located in the heart of Castleward in Derby, known for its vibrant community and modern living spaces.

The property boasts a contemporary design featuring open living space incorporating a fitted kitchen and living/dining area with a private south-facing balcony, master bedroom with en-suite shower room, further double bedroom and bathroom offering a perfect blend of style and functionality, ideal for individuals looking for a convenient urban lifestyle.

With its prime location, residents can enjoy easy access to a variety of amenities including the Derbion shopping centre, cinemas, restaurants and green spaces, all within walking distance along with easy access to Derby mainline train station and a newly built primary school. Whether you're looking to relax in a nearby park or explore the bustling city centre including The Pepperpot and Bustler Street food market, this property offers the best of both worlds.

F&C

Accommodation

Ground Floor

Secure Communal Hallway

A communal entrance hall with staircase leading to apartments.

Apartment Entrance Hall

11'6" x 3'3" (3.52 x 1.01)

Personal entrance door provides access into the L-shaped hallway with central heating radiator, intercom system, smoke alarm and doors to:

Utility Cupboard

4'10" x 2'10" (1.49 x 0.88)

With plumbed-in washing machine (included in the sale).

Impressive Living Space

19'4" x 12'8" (5.90 x 3.88)



Lounge/Dining Area

With central heating radiator, tv and telephone points and double glazed sliding patio door opening onto the balcony.



Balcony

A private south-facing balcony with wrought iron railings and pleasant views over neighbouring rooftops.



Kitchen Area

With an L-shaped woodblock effect preparation surface having matching upstands and further tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, integrated fridge/freezer, wall mounted boiler, smoke alarm and recessed ceiling spotlighting.



Master Bedroom

14'0" x 10'0" (4.28 x 3.05)

With central heating radiator, tv point, double glazed window to the front and door to the en-suite shower room.



En-Suite Shower Room

6'9" x 4'0" (2.07 x 1.24)

With a suite comprising low flush WC, half pedestal wash handbasin, good sized shower cubicle with integrated shower and central heating radiator.



Bedroom Two

11'6" x 8'10" (3.51 x 2.71)

With central heating radiator and double glazed window to the front.



Bathroom

6'11" x 5'7" (2.13 x 1.71)

Well appointed and partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath and central heating radiator.



Outside

A small communal garden with bike shed for storage.



Council Tax Band A - Derby

Service Charge

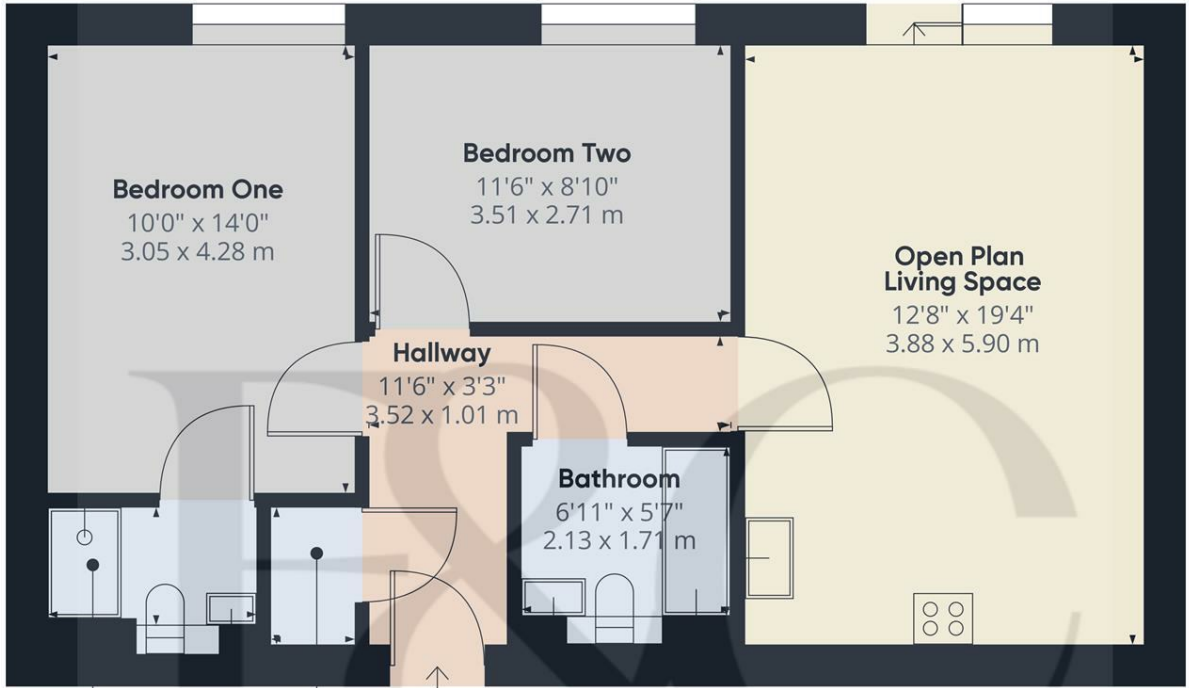
The monthly service charge is £115.24 per month which includes all maintenance of communal areas, cleaning of stairwells and communal passages, maintenance of communal gardens, repairs in communal areas, fire inspections, communal lighting, ad-hoc building inspections, front door security lock maintenance and cleaning of the windows twice per year.

Tenure

Leasehold from 01/01/2020 for 250 years

Car Parking

On street permit car parking is available on Trinity Street.



Approximate total area⁽¹⁾
 655.23 ft²
 60.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Flat 12 11 Trinity Street
Derby
DE1 2BX

Council Tax Band: A
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	