

# Fletcher & Company

13 Park Gate Reginald Street, Derby, DE23 8FQ

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Offers Around £110,000

Leasehold

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- Ideal First Time Buy or Investment Property
- Second Floor Apartment
- Secure Communal Entrance Hall
- Private Hallway
- Spacious Open Plan Living / Dining Space with Kitchen Area
- Balcony
- Two Bedrooms
- Well-Appointed Bathroom
- One Allocated Parking Spaces
- Close to Derby City Centre





## Summary

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This is an excellent opportunity to acquire a second floor, two bedroom apartment, ideal as an investment purchase or first time buy.

The property represents an excellent opportunity for a rental income or low maintenance first home. The property is sold with the benefit of no upper chain.

Set within a secure gated environment the property features a secure communal entrance hall with staircase and lift to upper floors, entrance door to hallway, spacious open plan kitchen/lounge/dining room with good size lounge/dining area, kitchen and balcony. There are also two bedrooms and a bathroom. Outside, there is an allocated parking space.

# F&C



### **The Location**

The property's location is close to the centre of Derby and this offers excellent access to a full range of amenities.

### **Accommodation**

#### **Communal Entrance Hall**

A secure communal entrance hall with staircase and lifts to upper floors provides access to front door.

#### **Entrance Hall**

16'0" x 3'5" (4.88 x 1.06)

Having an electric heater, useful storage cupboard housing the hot water sender and entry phone intercom system.

#### **Open Plan Living Space**

23'0" x 16'6" (7.02 x 5.03)



### **Lounge/Dining Area**

With two electric heaters, recessed ceiling spotlighting, double glazed window to front and sliding patio door to balcony.



### **Kitchen Area**

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath and extractor hood over, appliance space suitable for fridge freezer and integrated dishwasher and washing machine.



### **Bedroom One**

11'1" x 11'0" (3.38 x 3.37)

With electric heater, fitted wardrobes, desk, recessed spotlighting and double glazed window to rear.



### Bedroom Two

10'11" x 7'3" (3.34 x 2.22)

Having an electric heater and double glazed window to rear.



### Bathroom

6'7" x 6'0" (2.02 x 1.84)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, bath with shower, electric heater and recessed ceiling spotlighting.



### Outside

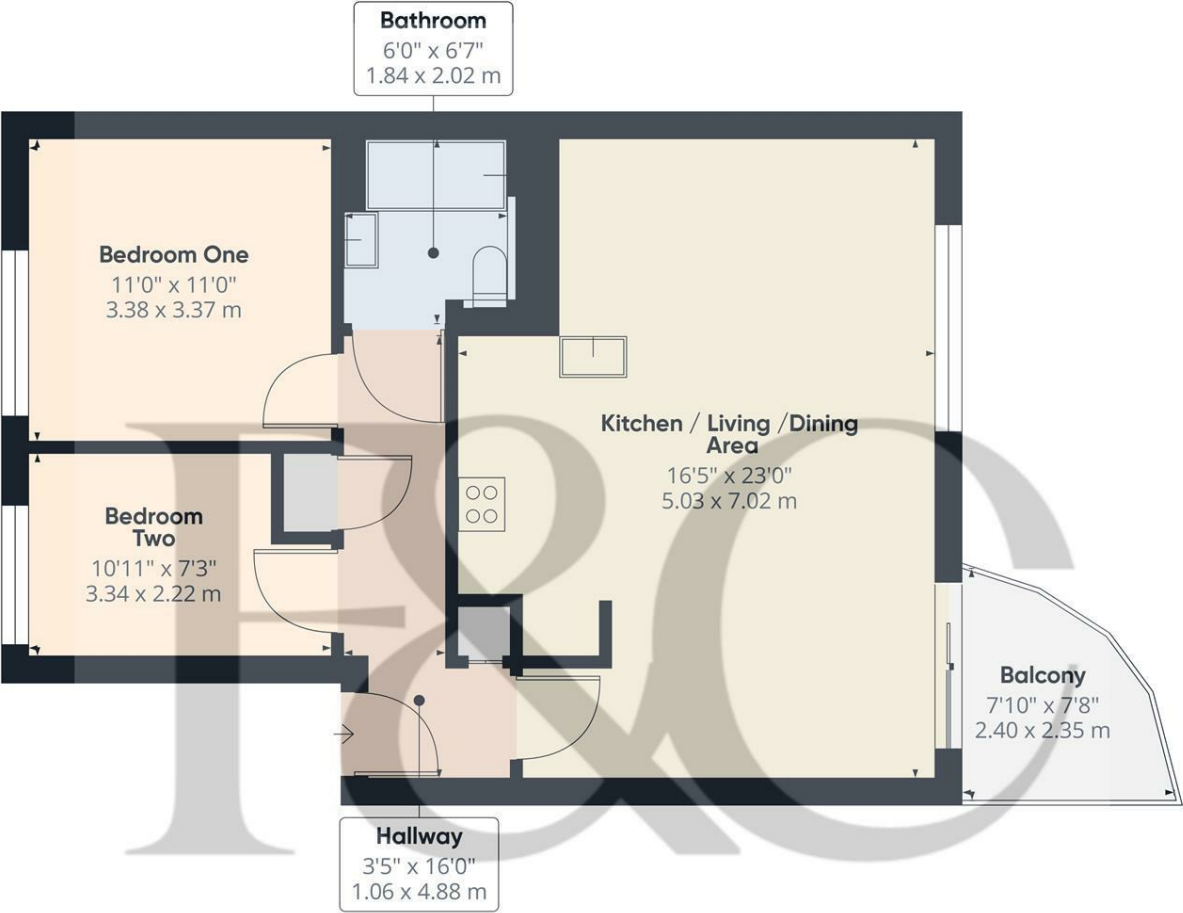
The property is set within a secure gated environment and benefits from an allocated parking space.



### Council Tax Band B

### Tenure

Please note, we have been informed by the vendor that there is an annual service charge of £1,533.31 and an annual ground rent charge of £75.00. Should you proceed with the purchase of this property this must be verified by your solicitor.



**Approximate total area<sup>(1)</sup>**  
651 ft<sup>2</sup>  
60.5 m<sup>2</sup>

**Balconies and terraces**  
45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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