

Vivian Street

Derby, DE1 3RZ

John German



Vivian Street

Derby, DE1 3RZ

£135,000

A stylish one bedroom apartment with great original features that set it above many of those boring modern blocks of built flats and best of all its located on the ground floor with its own private courtyard garden.

Located in the very popular suburb of Derby known as Little Chester with Chester Green at its centre, the property is easy walking distance of the city centre as well as Darley Park. Entrance to the property is via double doors into a resident's entrance lobby. The apartment entrance door is clearly marked and located on the ground floor on the right hand side. On entering the apartment, you step straight into a spacious reception room with high ceilings and plenty of natural light coming from the large front facing windows. There is a deep store cupboard, media connections and radiator. Laminate flooring runs through into an inner hallway with a built in airing cupboard and doors leading off to the remaining accommodation.

To the rear of the property is a modern kitchen fitted with a range of base and eye level units, roll edge laminate work surfaces and breakfast bar, inset stainless steel sink and drainer, tiled splashbacks, integrated electric oven and hob with extractor fan over, integrated dishwasher, fridge and freezer, space for a washing machine, rear facing double glazed window and radiator. A glazed entrance door leads out into the rear garden.

There is a spacious double bedroom with rear facing window, fitted carpet and radiator. The modern bathroom completes the accommodation appointed with an immaculate white three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash basin and low flush WC, laminate flooring, inset ceiling spotlights and extractor fan, illuminated mirror with shaver point and chrome heated towel radiator.

Outside to the rear is a private enclosed courtyard, paved for low maintenance and perfect for outdoor dining and catching a few rays. A trap door leads to useful private cellar and a further storage space is included in a separate communal main cellar. Gated rear access. The apartment comes with two residents only parking permits and additional visitor permits.

Agents note: We understand the property has a level 3 flood risk.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

No fixed service charge, yearly buildings insurance split 25% each. Total for 2022-23 was £ £705 - £176 each, communal electric 25% £6pcm.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30032023 **Local Authority/Tax Band:** Derby City Council / Tax Band D







John German 

Approximate total area⁽¹⁾
703.47 ft²
65.35 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

Agents' Notes

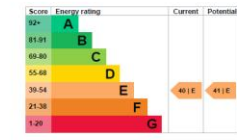
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

