

# Cathedral View

Full Street, Derby, DE1 3AF

John   
German



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£85,000

**Stylish light and spacious apartment located in the heart of the City offered for sale with no onward chain. The accommodation would ideally suit a first time buyer or buy to let investor. Gated and well managed apartment block with secure parking.**

The property is ideally located in the City Centre within walking distance of a range of independent shops, bars and restaurants in the Cathedral Quarter, a cycle path to the rear of the apartment leads to Pride Park and the picturesque Darley Park and the location offers excellent road links with the A52 and A38. An early internal viewing comes highly advised.

Entrance to the apartments is via a secure gated entrance with an intercom system. Entrance to the communal areas are again via a secure entry door with lift access to all floors.

Step inside the apartment into a spacious entrance hall with built-in storage, intercom system and doors leading off to the accommodation.

The lounge has a floor length window overlooking the courtyard with a Juliette balcony, gas central heating radiator and open access to the kitchen.

The modern fitted kitchen has wall and base units, work surfaces incorporating a sink and drainer, integrated oven and hob plus an integrated fridge and freezer.

The bedroom has a floor length window with views over the courtyard, gas central heating radiator and fitted wardrobe.

The bathroom is fitted with a three piece suite comprising panelled bath with shower over, low level WC and wash hand basin plus a gas central heating radiator.

Outside can be found secure allocated off road car parking access via secure electric gates.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1 December 2015 for 150 years. Ground rent is currently £250 paid 2<sup>nd</sup> January every year. Service charge is £3660 per annum (paid monthly over 12 payments). Please note additional fees could be incurred for items such as leasehold packs. The property cannot be used for Air BnB accommodation. Freeholders are Wilson Bowden Development Ltd.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Allocated

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

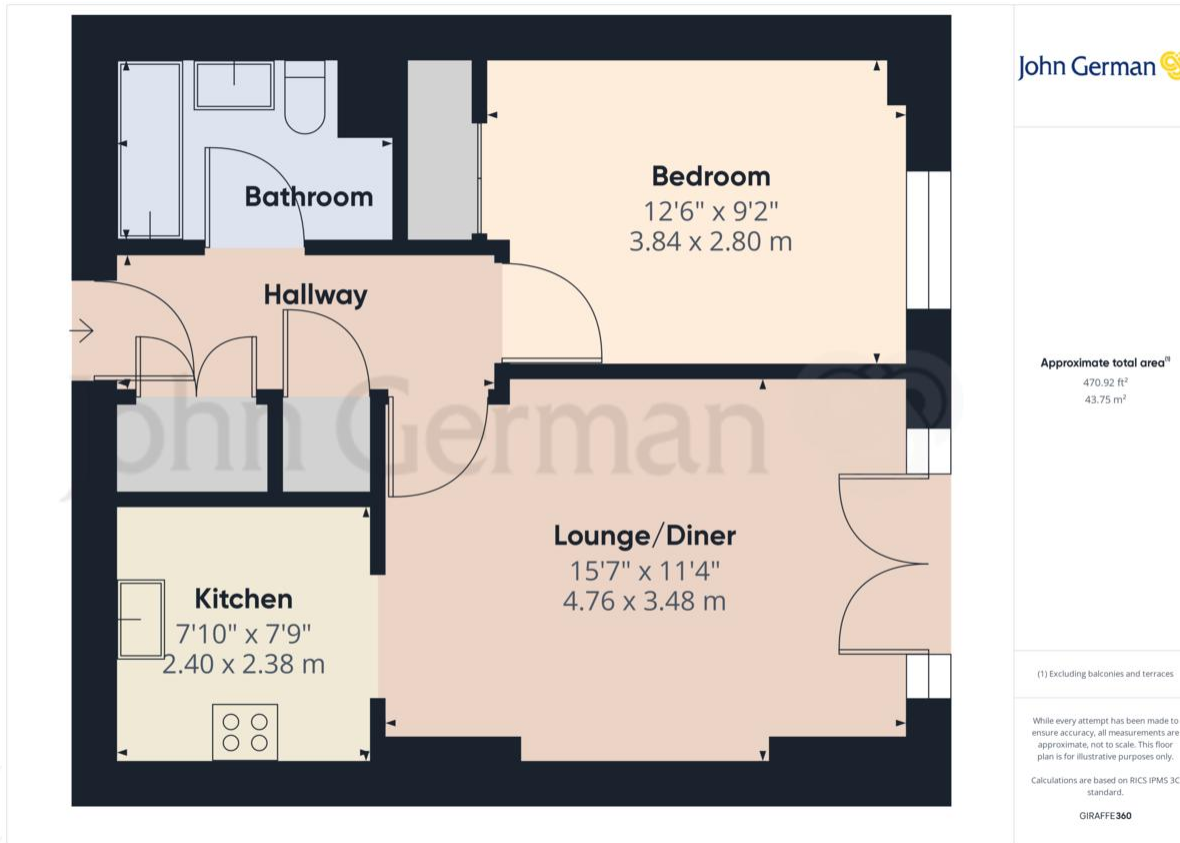
**Local Authority/Tax Band:** Derby City Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20092024







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### Agents' Notes

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### 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.

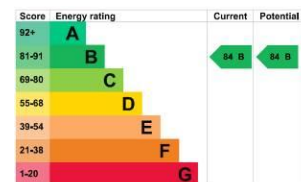
**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether

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