

Duffield Road

Derby, DE22 1BG



Located on the way into Derby city centre with convenient access to all major commuter routes as well as the beautiful Darley Park. This small development of apartments provides unique and great value accommodation in beautiful surroundings, something that little bit different, perfect for first time buyer, lock-up and leave pied-à-terre for anyone who's abroad a lot of the year or as a great alternative to a bungalow for an older person.

£170,000

John German

Access to the apartment is via a private entrance facing onto Chevin Road, with a spacious entrance hall, with a newly fitted carpet. Doors leading off to the main living accommodation.

The property benefits from a modern open plan living area with plenty of space for soft furnishings with a bay window to the front and a generous dining space with a second window to the side which ensures the room is filled with plenty of natural light, modern electric heaters and a newly fitted carpet. Open plan off the living area is the kitchen fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks, built in electric oven and four ring electric hob with brushed aluminium backsplash and matching extractor hood over, undercounter freezer, dishwasher, washer/dryer and space for a fridge/freezer. The floor to the kitchen area is tiled and there is a double-glazed window to the side.

Bedroom one is a generous double with an electric heater, double-glazed window and a newly fitted carpet. The ensuite wet room is fitted with a low flush WC, pedestal wash hand basin and shower area, extensive tiling, window to the side and an electric heater.

Bedroom two is also a good-sized double with double-glazed window, electric heater and newly fitted carpet.

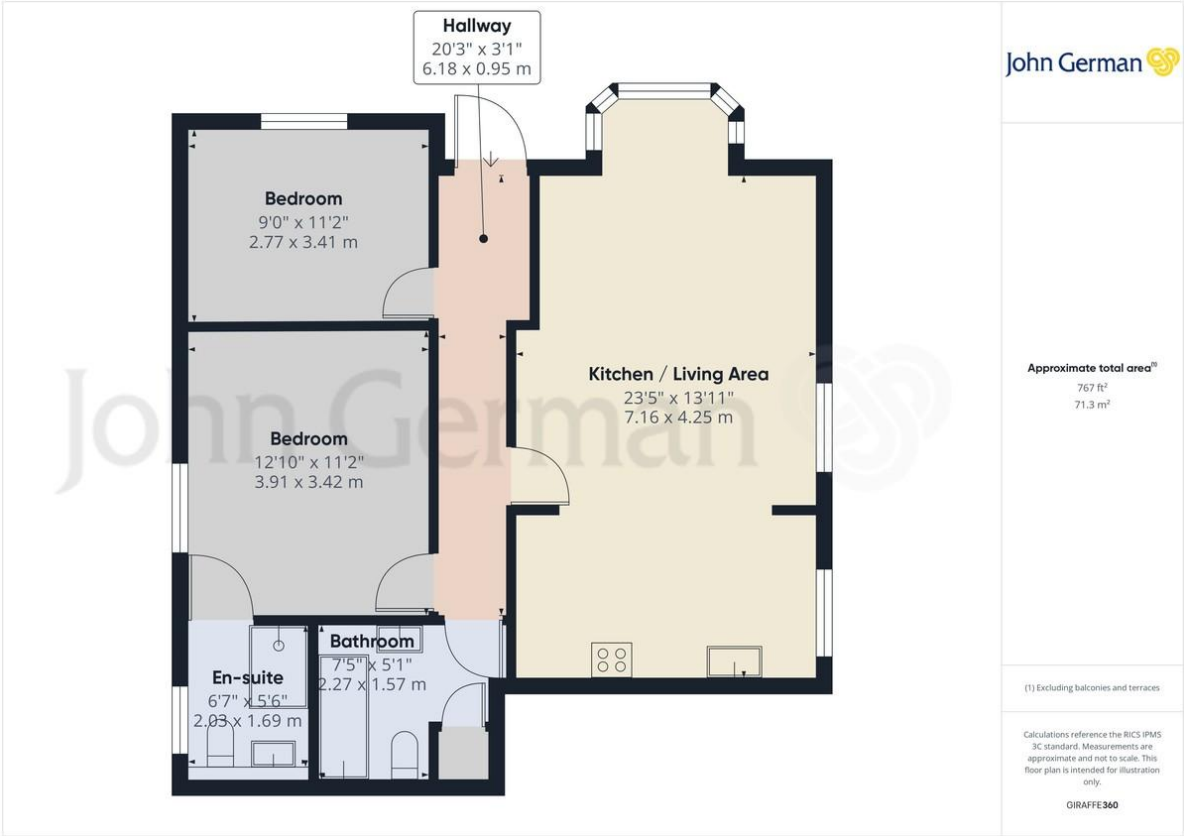
The main bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower attachment and glass screen. There is extensive tiling and a tiled floor as well as a wall mounted electric heater and an extractor fan.

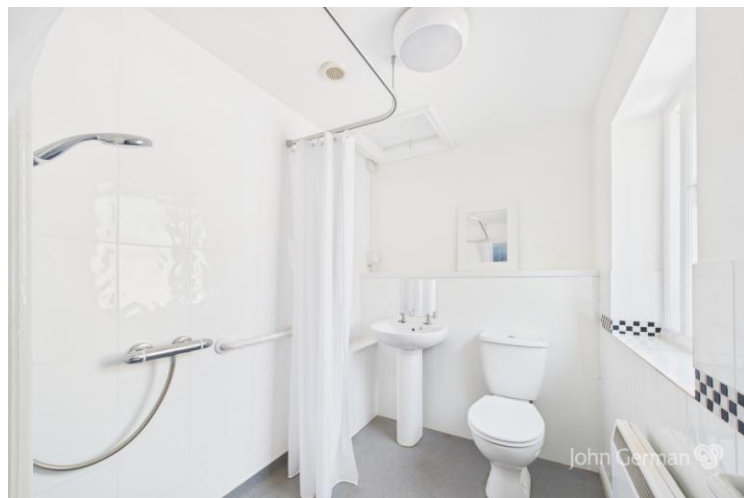
Outside, in front of the apartment is space for a table and chairs and a few pots. The apartment also has use of very attractive communal gardens with plenty of space for outdoor seating and or alfresco dining. The tarmaced car park has allocated parking for one vehicle with further unrestricted on-road parking to the rear if required.

Agents note: Communal service charge £60 per month
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA20082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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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.

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