



29 Burgess Mill, 20 Manchester Street, Derby, DE22 3GB

£95,000



Attention Landlords: This property is to be sold tenanted, currently producing £600 PCM.

Occupying an incredibly convenient position off Ashbourne Road is this top floor two double bedroom characterful apartment offered for sale with no upward chain.



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£95,000



DIRECTIONS

Leave Derby City Centre along Ashbourne Road and turn left onto Surrey Street. Turn right into Manchester Street where the development is located on the right hand side, behind secure entry gates.

Internally this neutrally decorated apartment offers a private entrance hallway, two double bedrooms, bathroom, and a fitted kitchen with open plan access into the lounge. There is also a useful utility cupboard.

Externally there is a secure pedestrian entry system and residents car park.

The apartment is located off Ashbourne Road close to the Friar Gate area of Derby city centre. Nearby are a host of local amenities including a well stocked grocery store, popular public houses and the Markeaton park. Ease of travel further afield is made easy by the nearby A38 and A52 road networks.

ACCOMMODATION

COMMUNAL ENTRANCE

With secure key code access, stairs and lift to all floors.

PRIVATE ENTRANCE HALL

With main front door, and access to all principal rooms.

KITCHEN

17'2" x 5'9" (5.23 x 1.75)

Fitted kitchen units, integrated electric oven, hob and extractor fan, fridge, laminate work surfaces, built in utility cupboard with plumbing for an automatic washing machine. Open plan access into:

LOUNGE

14'8" x 10'6" (4.47 x 3.20)

With exposed characterful features, upvc double glazed window with far reaching views, various media connections and radiator.

DOUBLE BEDROOM ONE

10'10" x 10'0" (3.30 x 3.05)

Upvc double glazed window with far reaching views, built in cupboard housing the combination boiler providing domestic hot water and gas central heating, radiator.

DOUBLE BEDROOM TWO

11'4" x 10'0" (3.45 x 3.05)

Upvc double glazed window with far reaching views, radiator.

BATHROOM

7'6" x 6'5" (2.29 x 1.96)

Fitted in white with a three piece suite comprising panelled bath with a shower attachment and screen, wash hand basin and low level wc. Tiled floor, ceiling spotlights and radiator.

OUTSIDE

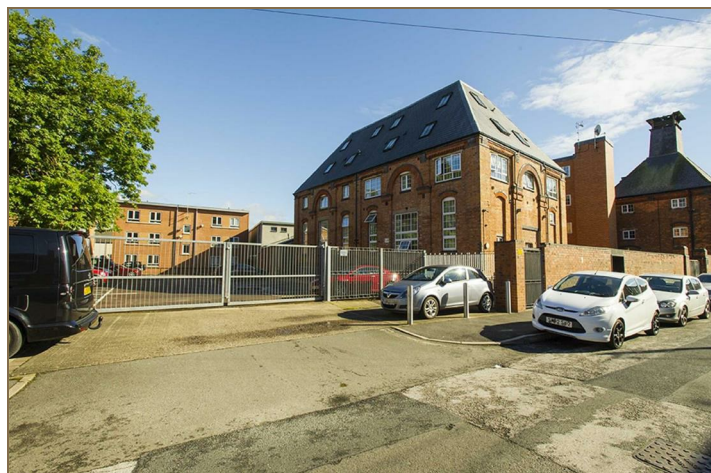
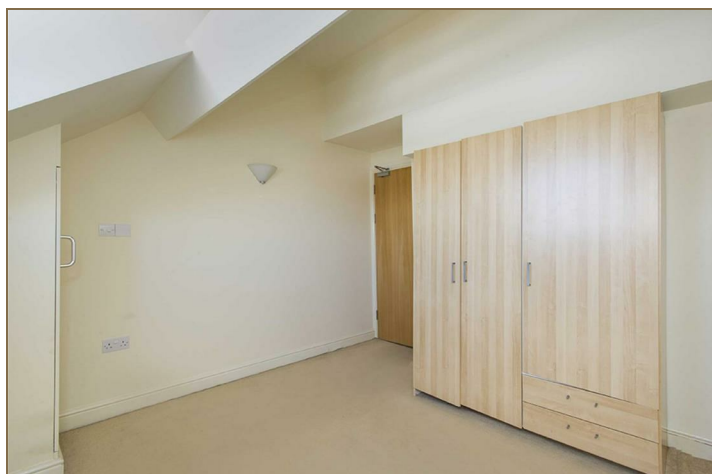
Secure residents car park and pedestrian access to the development.

VIEWING

Strictly by appointment with Boxall Brown & Jones, Derby.

LEASEHOLD DETAILS

125 year lease from 2004. Ground Rent & service charge to be confirmed



Road Map



Hybrid Map



Terrain Map

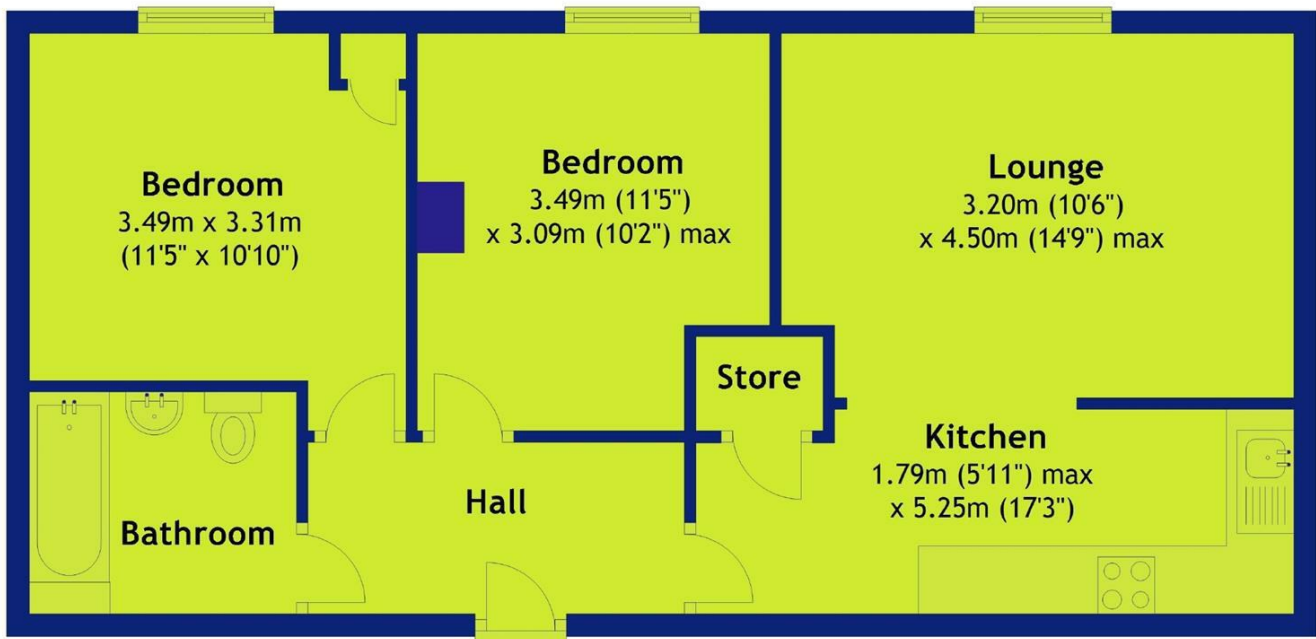


Floor Plan

Apartment 29, Burgess Mill, Derby DE22 3GB

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 608.2 SQ FT 56.5 SQ METRES

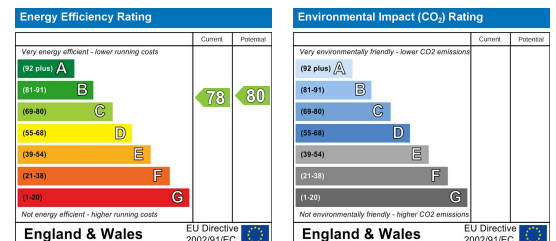
Third Floor



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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