



## 28 City Walk, Chester Green, DE1 3QD

**£112,500**



A two double bedroom, two bathroom ground floor apartment with secure allocated car parking. Conveniently Positioned for ease of access to Derby City Centre. This property is being sold with the current tenants in situ and is for investors only and is currently rented for 12 months from May 2024 for £795 pcm.



### Directions:

From Derby City Centre, City Walk is positioned just a very short distance away and is approached from Mansfield Road having passed the Waterside Public House (Formally the Bridge Inn) taking the next left turning onto City Road, where City Walk will be found immediately on the right.

A two double bedroom, two bathroom ground floor apartment with secure allocated car parking. Conveniently positioned for ease of access to Derby City Centre.

Internally the UPVC double glazed and gas central heated accommodation briefly comprises: An entrance hallway, master bedroom with fitted wardrobe and En-Suite, second double bedroom and three piece bathroom suite, open plan living / dining and kitchen with integrated appliances. Externally the property offers secure off road car parking set behind remote gates. The property is particularly well positioned for ease of access into Derby City Centre via the Cathedral Quarter area.

Chester Green is a popular residential position also providing ease of access to numerous open green spaces including Darley Park and Darley playing field.

### Accommodation:

#### ENTRANCE HALLWAY

With main front door and central heating radiator.

#### MASTER BEDROOM

11'7" x 9'1" (3.53 x 2.77)

UPVC double glazed window, built in wardrobes with mirrored sliding doors and radiator.

#### EN-SUITE

8'5" x 4'4" (2.57 x 1.32)

Fitted with a shower cubicle with an electric shower, low level WC, pedestal wash hand basin, extractor fan and towel radiator.

#### DOUBLE BEDROOM TWO

10'1" x 9'7" (3.07 x 2.92)

With two UPVC double glazed windows, ample space for a double bed and furniture, deep storage recess suitable for a wardrobe etc and radiator.

#### MAIN BATHROOM

6'6" x 5'11" (1.98 x 1.80)

Fitted with a white three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC, extractor fan and towel radiator.

#### OPEN PLAN LIVING / DINING KITCHEN

22'2" x 12'3" (6.76 x 3.73)

Within the living and dining area there is ample space for all necessary furniture with a UPVC double glazed window, TV aerial point, telephone point and radiator. The kitchen area is fitted with a good range of wall and base units, matching cupboard and drawer fronts, laminate worktop and tiled splashback, stainless steel sink and drainer, integrated electric oven, gas hob and extractor over, integrated fridge, freezer, dishwasher and washing machine, additional built in pantry style cupboard, UPVC double glazed window and wall mounted concealed boiler providing domestic hot water and gas central heating.

### Outside:

There is a single allocated car parking space which is set behind secure remote operated gates, there is also a communal bin store and bike store.

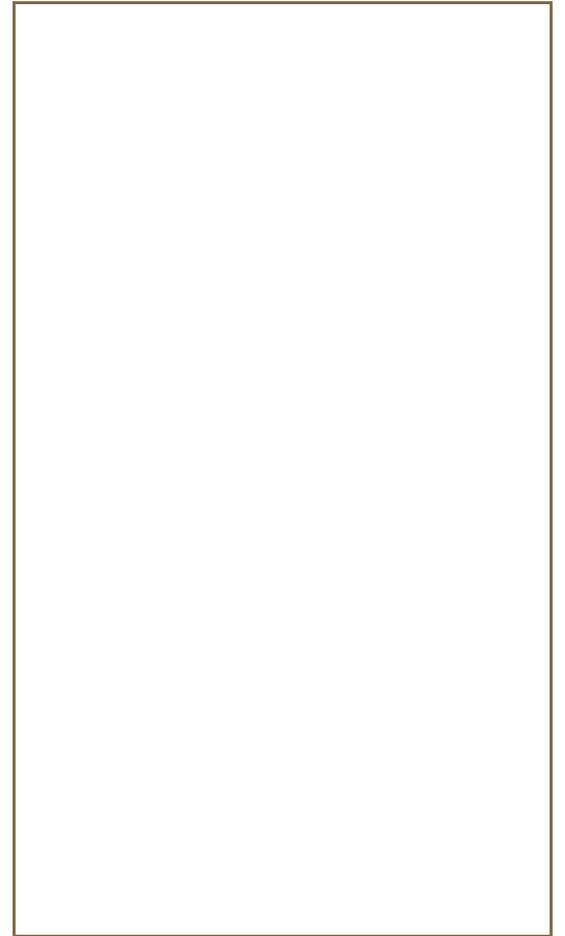
### PLEASE NOTE

The lease is for 999 years from 2006. There is no ground rent payable. Service Charge is £1,200 per annum

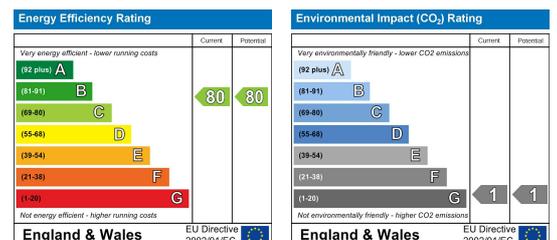
## Area Map



## Floor Plans



## Energy Efficiency Graph



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