



## 9 Greyfriars Place, Mickleover, Derby, DE3 9DL

**75% Shared Ownership**  
**£105,000**



A smartly presented two double bedroom first floor apartment located on the Girton Way development close to Mickleover centre and Royal Hospital.

OPTION TO BUY 100%



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**75% Shared Ownership £105,000**



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with two built in store cupboards, two double bedroom bedrooms and spacious bathroom with shower over bath. There is an open plan living dining kitchen.

The property comprises two bedrooms, one having wardrobes and drawers, the lounge has a large corner sofa and the dining/study area has a desk and bookcases. The kitchen includes a washing machine, electric oven and gas hob.

Externally there is an allocated car parking space and covered bike store.

This lovely apartment is located close to Mickleover centre with an impressive range of shopping amenities and facilities along with the Derby Royal hospital.

## **ACCOMMODATION**

### **COMMUNAL ENTRANCE**

Stairs to first floor.

### **PRIVATE ENTRANCE HALLWAY**

Main front door, store cupboard also housing boiler, intercom system, additional built in cloaks cupboard, radiator.

### **BEDROOM ONE**

13'7" x 10'2" (4.14m x 3.10m)

A spacious double bedroom with UPVC double glazed window and radiator. A matching bedroom furniture set can be

included which comprises a triple wardrobes, chest of drawers and bedside cabinets.

### **BEDROOM TWO**

11'2" x 10'11" (3.40m x 3.33m)

A second generous double bedroom with UPVC double glazed window and radiator.

### **BATHROOM**

8'10" x 7'6" (2.69m x 2.29m)

Appointed with a three piece white suite comprising a panelled bath with mains chrome shower over, wash basin and WC, vinyl flooring, UPVC double glazed window and radiator.

### **OPEN PLAN LIVING DINING KITCHEN**

#### **KITCHEN AREA**

9'11" x 6'8" (3.02m x 2.03m)

Although open plan the kitchen area is neatly recessed and fitted with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, washing machine and space for a tall fridge freezer.

#### **LIVING AREA**

14'4" x 12'2" (4.37m x 3.71m)

Spacious with a pleasant Juliet balcony and UPVC double glazed French doors, media connections, radiator. A large corner sofa can be included along with a coffee table.



## DINING/STUDY AREA

7'4" x 7'1" (2.24m x 2.16m)

Recessed nicely off the living area and providing ample space for a dining table and chairs or for use as a study, UPVC double glazed windows and radiator. A desk, chair and matching bookcases can be included.

## OUTSIDE

Single allocated car parking space and covered bike store to the rear.

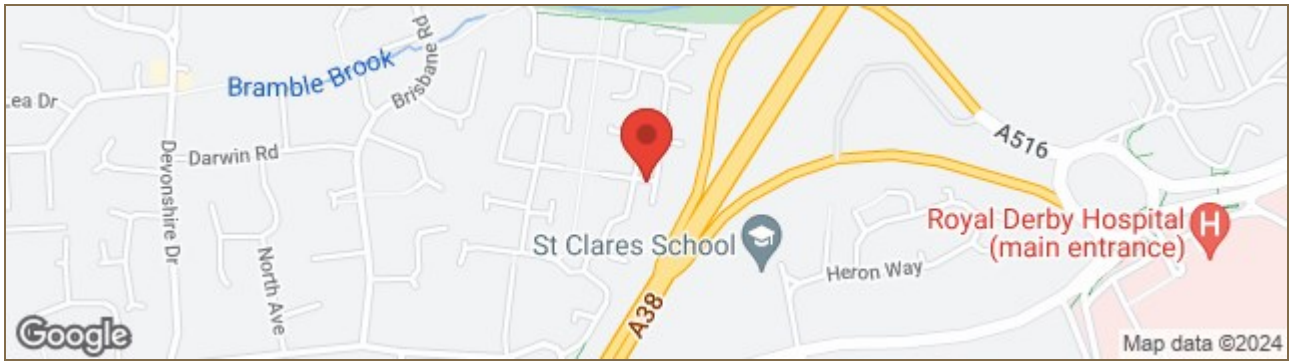
## PLEASE NOTE

Lease term 99 years from 15th July 2014.  
Monthly Service Charge £197.94 to include the rent of £84.16 for 25% share.

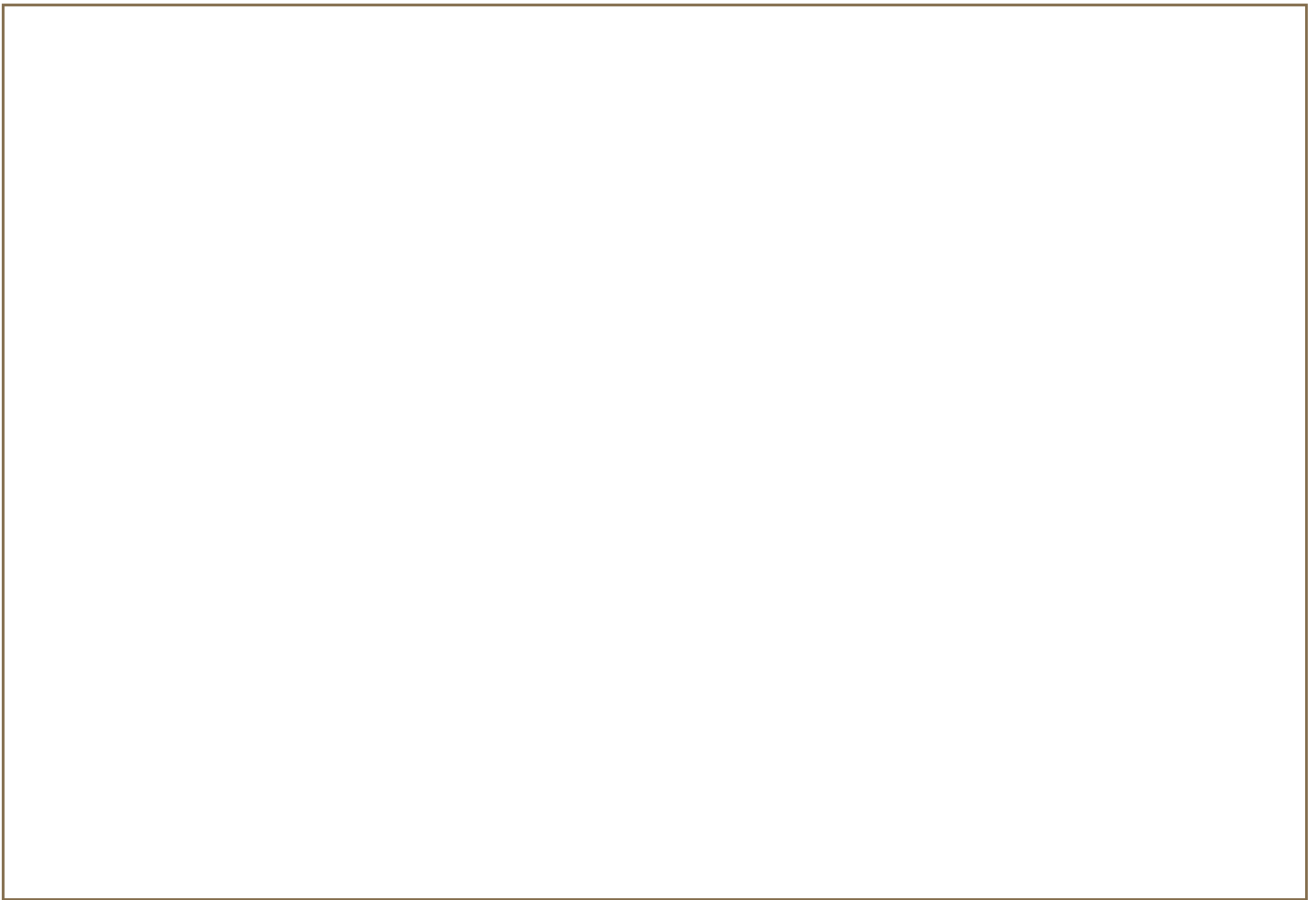
Please refer to the shared ownership association "Places for People" for further details on the option to buy 100%.



## Road Map



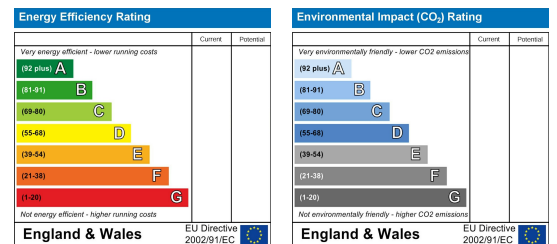
## Floor Plan



## 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



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