



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%



9 Greyfriars Place, Mickleover, Derby, DE3 9DL

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.

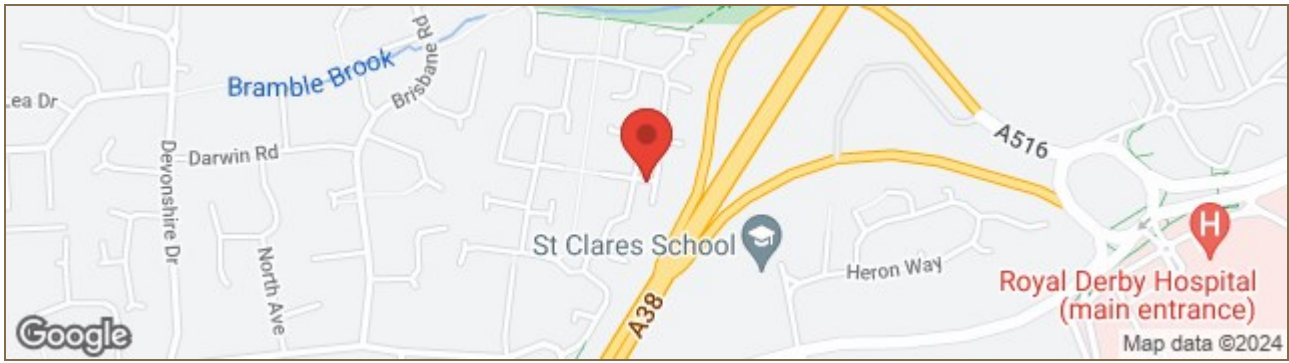
PLEASE NOTE

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

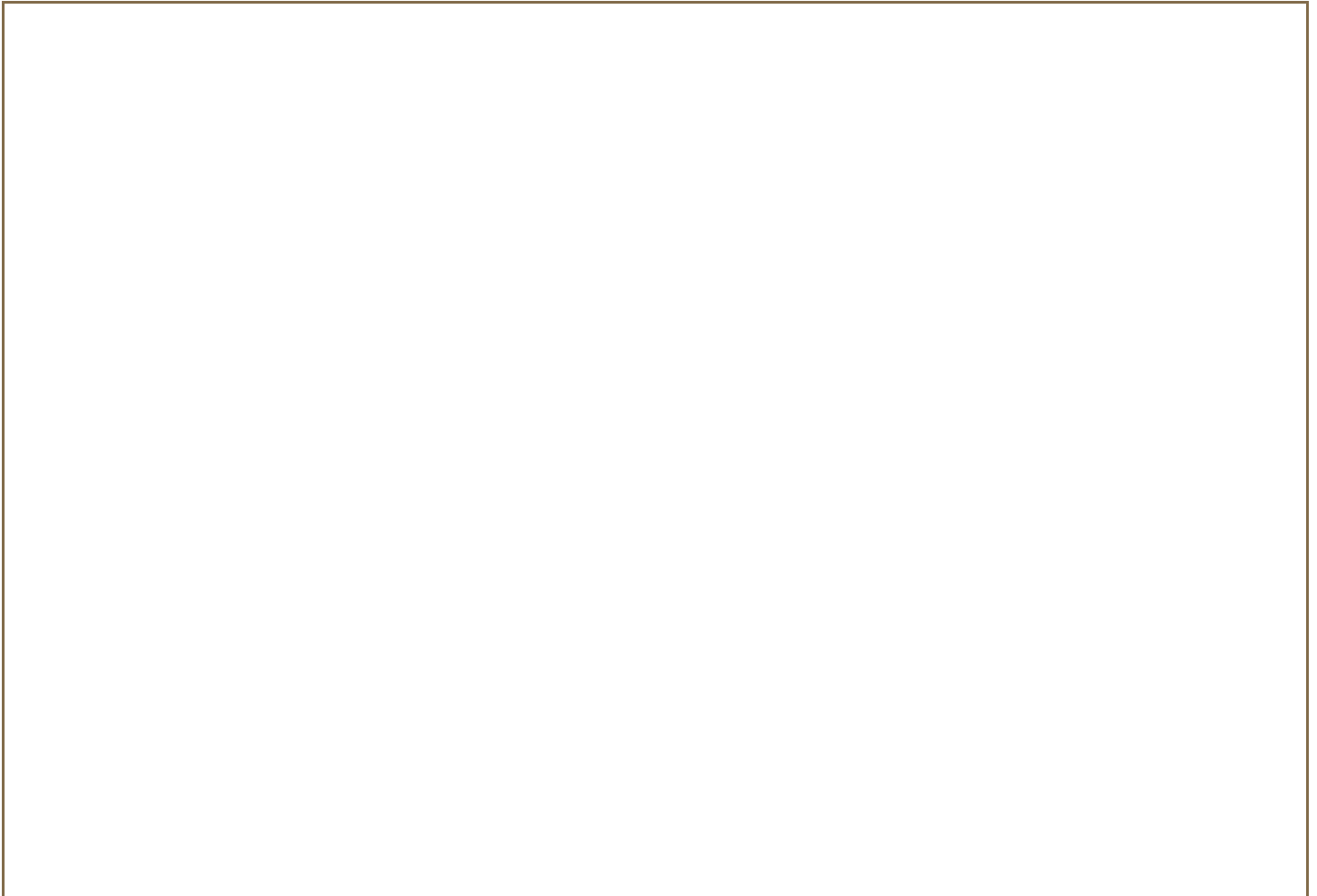
Please refer to the shared ownership association "Places for People" for further details on the option to buy 100%.



Road Map



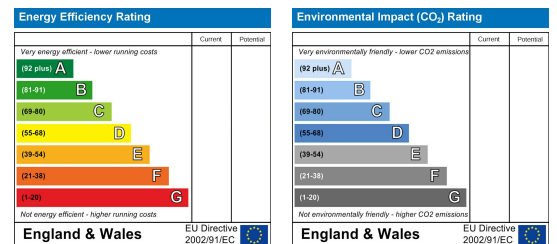
Floor Plan



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



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk