



Flat 16, 112 Rutland House, Carrington Street, Derby, DE1 2NH

£129,500



Situated in the heart of Derby city centre, within a short walk from the train station, this is an immaculately presented second floor apartment which benefits from gas central heating, double glazing and a gated secure car park.



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DIRECTIONS

Leave Derby City Centre along London Road and turn left onto Midland Road. A short distance along turn right onto Carrington Street where the development is situated on the left hand side clearly identified by our "For Sale" board.

The beautifully presented apartment comprises a reception hall, open plan kitchen and living area, two double bedrooms, bathroom and a balcony off the living area with far reaching views across the city. Allocated car parking within a secure gated car park.

Carrington Street proves popular to purchasers owing to being only a short walk to the vibrant city centre of Derby with its wealth of bars, restaurants and the Intu shopping centre. The apartment is a short walk from Derby train station and is brilliantly positioned giving access to the A50, A52 and M1 corridor beyond.

This beautifully appointed modern apartment would be an ideal purchase for a first time buyer/investment purchaser and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through secure entrance door with staircase and lift leading to the second floor. Door into flat.

RECEPTION HALL

11'11" x 9' (3.63m x 2.74m)

With wood effect flooring, radiator, wall mounted intercom system and door leading to:

OPEN PLAN LIVING AREA/KITCHEN

21'5" x 19'3" (6.53m x 5.87m)

This brilliant room has space set clearly aside for a kitchen, dining and living area and has front and side elevation double glazed windows, side elevation double glazed French doors with double glazed side lights providing access to the balcony area. Space for a large dining table, range of floor and wall mounted units with roll edge work surfaces over the splashbacks incorporating stainless steel sink unit with drainer with mixer tap, integral electric fan assisted oven with four ring electric hob and extractor over, plumbing for a dishwasher, plumbing for a washing machine, additional appliance space and cupboard housing gas boiler providing domestic hot water and central heating. Recess spotlighting to kitchen area and radiator.

BEDROOM ONE

16'1" x 10'6" (4.90m x 3.20m)

With double glazed window and radiator.

BEDROOM TWO

11'3" x 6'11" (3.43m x 2.11m)

With double glazed window and radiator.

BATHROOM

7'8" x 6' (2.34m x 1.83m)

With low level WC with push button flush, pedestal wash hand basin with mixer tap and tiled splashback. Panelled bath with shower over with tiled surround and glass screen, wooden effect flooring, recess spotlighting, extractor fan and heated towel rail.

OUTSIDE

There is an good size balcony with timber decking and glass balustrade with far reaching views across the city. The apartment benefits from one car parking space within a secure gated car park below.

PLEASE NOTE:

The property has a 125 year lease from 2008 with a combined ground rent and service charge of £129.47

The vendor has provided this information in good faith and we are just awaiting this to be verified.



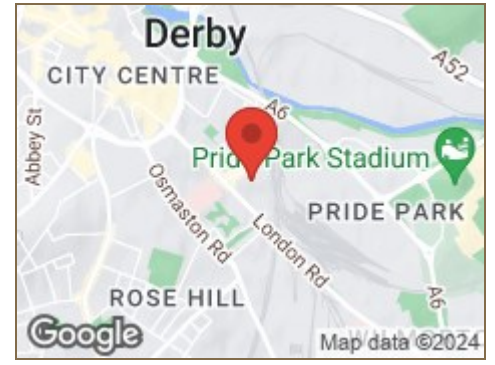
Road Map



Hybrid Map



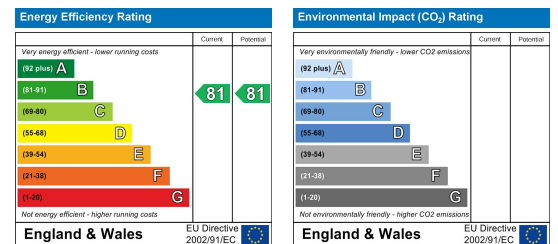
Terrain Map



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.