



2 Mosedale Close, Alvaston, Derby, DE24 8SS

No Onward Chain
£89,950



A smartly presented and generously proportioned one bedroom first floor flat having a private entrance door located within this ever popular residential location. No Chain.



2 Mosedale Close, Alvaston, Derby, DE24 8SS

No Onward Chain £89,950



From the front door, stairs lead to the first floor which is gas centrally heated (new boiler 2023) and UPVC double glazed with generous accommodation comprising, landing with three storage cupboards, open being particularly large, double bedroom with wardrobes, spacious lounge leading into a fitted kitchen with cooker and bathroom with shower over bath.

Externally, there is a residents car park and clothes drying area.

Located off Brighton Road, the property is ideally located for Alvaston's many local amenities, Pride Park and Ascot Drive area of the city.

ACCOMMODATION

ENTRANCE HALL

Main front door, stairs lead to first floor.

LANDING

With three storage cupboards, one being particularly large (7'8" x 3'4") and radiator.

BEDROOM

11'8" x 10'10" (3.56m x 3.30m)

A spacious double bedroom with wardrobes, UPVC double glazed window and radiator.

LOUNGE

12'7" x 11'8" (3.84m x 3.56m)

A good sized lounge adjoining the kitchen having media connections, UPVC double glazed window and radiator. A built in

cupboard houses the 2023 installed combination boiler. Open plan access into:

KITCHEN

10'7" x 7'9" (3.23m x 2.36m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, cooker, space for washing machine and fridge freezer, UPVC double glazed window and radiator.

BATHROOM

8'7" x 4'11" (2.62m x 1.50m)

Fitted with a white panelled bath with electric shower over, wash basin and WC, tiled floor, UPVC double glazed window and radiator.

OUTSIDE

Externally, there is a residents car park and clothes drying area.

LEASE

There is 116 years remaining on the current lease.

Ground Rent is £10 per year.

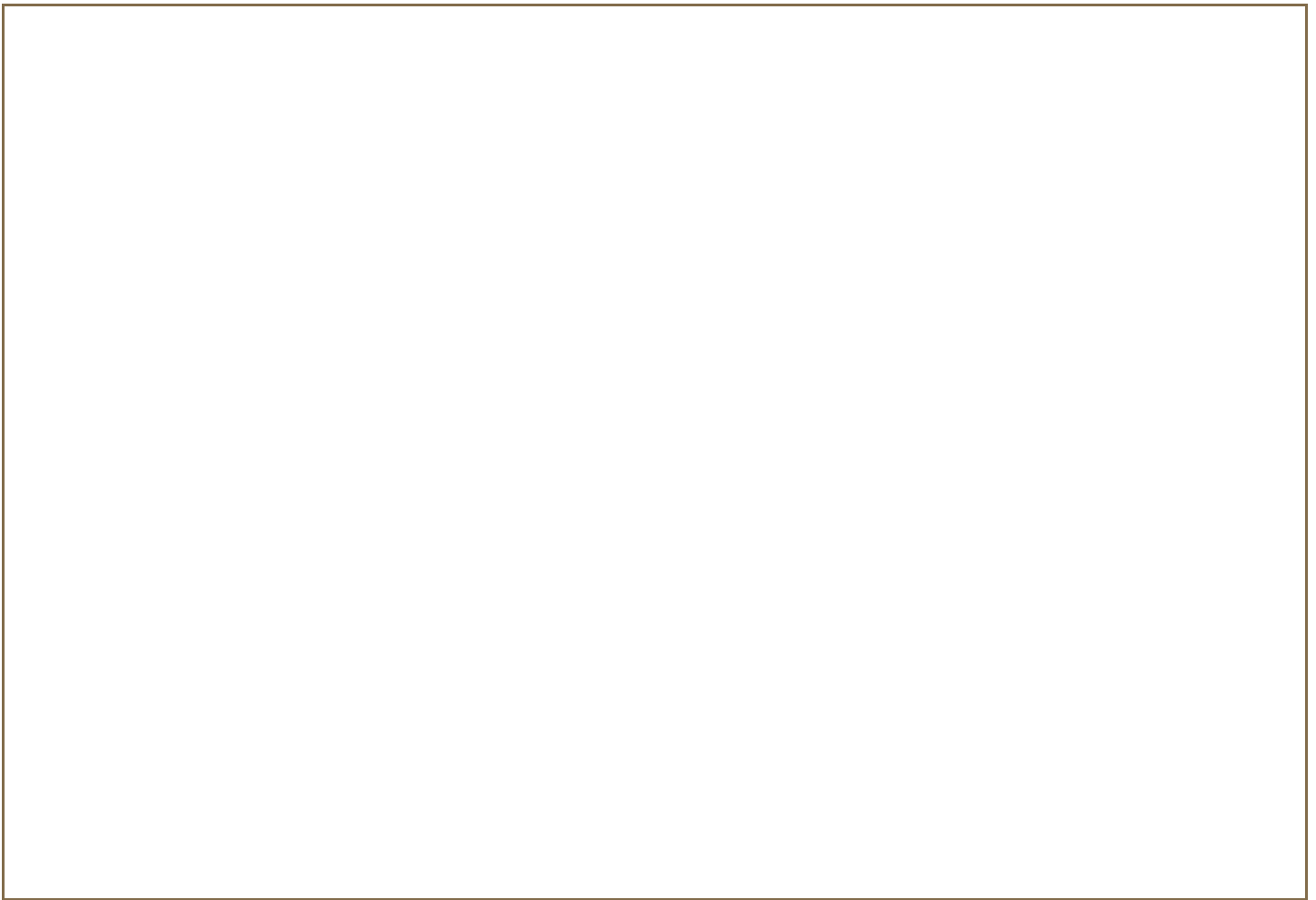
Derby City Council have estimated the service charge for 1.4.24 - 31.3.25 to be £521.24.



Road Map



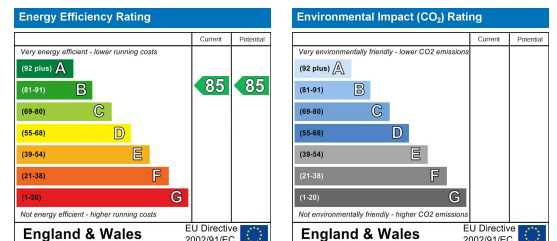
Floor Plan



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