



1 Millers Court, Edward Street, Derby, DE1 3BN

Chain Free £79,959

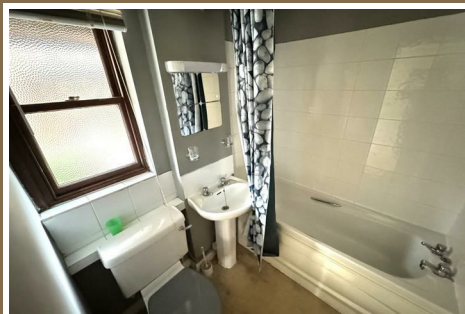


Occupying a prime City Centre location is this two bedroomed ground floor flat with spacious open plan living room and offered for sale with no chain.



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DIRECTIONS

This property is located a stones throw from the City Centre easily accessed by crossing St Alkmunds Way footbridge where access to Millers Court will be found on the corner of Arthur Street and Edward Street. By vehicle the property is best accessed from the Five Lamps area turning left off Duffield Road heading towards the City onto Edward Street where Millers Courts will be found a short a distance on the right.

Requiring a programme of modernisation and improvement, this is a brilliant opportunity to acquire a spacious apartment close to the city centre.

Internally the accommodation briefly comprises: An L shaped entrance hallway with two built in store cupboards, two bedrooms, bathroom with shower, large open plan living room leading onto a kitchen. Externally there is a gated courtyard and permit parking is available on the surrounding streets.

The property is conveniently positioned on the immediate outskirts of the City Centre just away from the Cathedral Quarter and the full range of the amenities the City has to offer, the beautiful Darley Park is also within easy reach just a short walk away.

ACCOMMODATION

ENTRANCE HALLWAY

L shaped with two built in store cupboards, one housing the hot water cylinder.

BEDROOM ONE

10'3" x 9'6" (3.12 x 2.90)

With two sash windows and electric storage heater.

BEDROOM TWO

9'6" x 8'10" (2.90 x 2.69)

Sash window and built in wardrobe.

BATHROOM

6'3" x 5'6" (1.91 x 1.68)

Fitted with a white three piece suite comprising panelled bath with electric shower, low level wc and wash hand basin. Tiled walls, sash window and heated chrome towel rail.

PARTICULARLY LOUNGE

19'9" x 10'1" (6.02 x 3.07)

With two sash windows, feature beamed ceiling, laminate floor covering and electric storage heater.

KITCHEN

8'10" x 6'8" (2.69 x 2.03)

Fitted with a range of freestanding base units with stainless steel tops, fridge freezer, cooker and washing machine, tiled floor and sash window.

OUTSIDE

Found to the front of the property is a communal courtyard. Surrounding Millers Court are numerous streets providing car parking. A residents permit will be required obtainable from Derby City Council.

PLEASE NOTE

This property is leasehold and subject to ground rent and service charges.

The 999 year lease commenced in 1983.

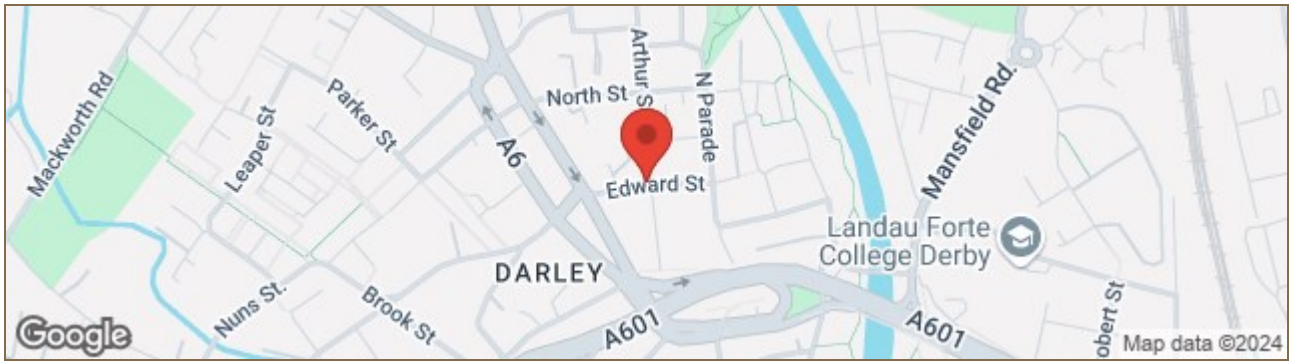
The current charges are:

Half Yearly Service Charge 01/01/24 - 30/06/24 £707.65

Ground Rent 01/01/24 - 30/06/24 £31.83

Further details relating to the costs can be obtained from the offices of Boxall Brown & Jones.

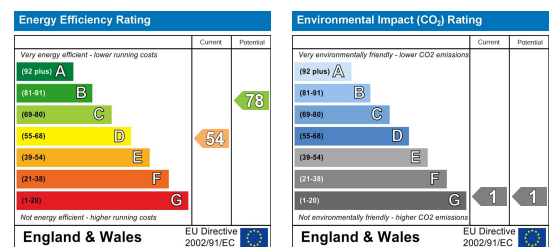
Road Map



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



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