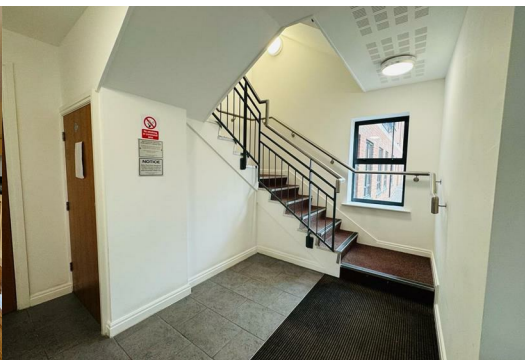




14, Melton Court Apartments Ashbourne Road, Derby, DE22 3BF

Offers In The Region Of  2  2  1  B
£145,000

Enjoying a highly convenient position for ease of access into the city centre, this is a two double bedroom, two bathroom second floor apartment set with in a secure gated development set back from Ashbourne Road. No Chain.



14, Melton Court Apartments Ashbourne Road, Derby, DE22 3BF

Offers In The Region Of £145,000



The spacious accommodation which is both double glazed and electrically heated comprises, private lobby off the main landing, private entrance hallway with store and hot water cupboard, large open plan living dining kitchen with Juliet balcony, principal bedroom with en suite, generous double bedroom two and separate shower room.

The Melton Court development is set back from Ashbourne Road behind secure vehicular and pedestrian gates leading to the residents car park where there is an allocated space and communal bin stores.

The city centre is a short distance away offering a superb range of retail and leisure outlets all accessed from the attractive Friar Gate area.

A superb apartment and position offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

GROUND FLOOR

Communal entrance with stairs and mail boxes.

SECOND FLOOR

Off the main landing is a private lobby with front door leading into:

ENTRANCE HALLWAY

A generous space being 'L' shaped with quality wood effect vinyl flooring, store

cupboard and second cupboard housing hot water tank, telephone intercom and electric heater.

LIVING DINING ROOM

21'3" x 15'1" (6.48m x 4.60m)

A fantastic open plan space with ample provision for lounge and dining furniture, wood effect vinyl floor covering throughout, French doors opening as a Juliet balcony with an additional front facing window, two electric panel heaters and media connections. The kitchen is appointed with a range of fitted wall and base units having matching cupboard and fronts, laminate work surfaces and breakfast bar, matching splashback, inset stainless steel sink and drainer, electric oven, electric hob and extractor fan over, integrated fridge/freezer, washing machine included.

BEDROOM ONE

13'11" x 10'11" (4.24m x 3.33m)

A spacious bedroom with rear facing double glazed window, wood effect vinyl flooring, electric heater.

EN-SUITE

Appointed with a white three piece suite comprising a panelled bath, wash hand basin and low-level WC, tiled floor and half tiled walls, inset ceiling spotlights and extractor fan, chrome towel heater.

BEDROOM TWO

11'6" x 10'1" (3.51m x 3.07m)

A second generous double bedroom also with a rear facing double glazed window, would effect vinyl flooring and electric heater.

SHOWER ROOM

6'8" x 4'8" (2.03m x 1.42m)

Appointed with a double width shower cubicle with sliding screen door and mains chrome shower, wash hand basin and low level WC, tiled floor and walls, inset ceiling spotlights and extractor fan, chrome towel heater.

OUTSIDE

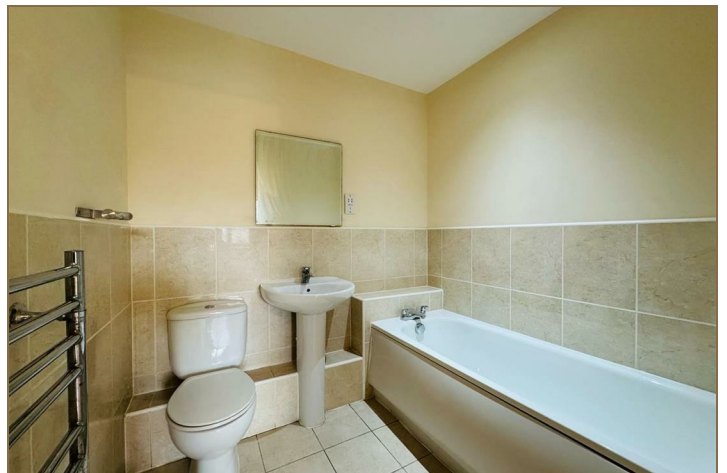
The development is set back from Ashbourne Road behind secure vehicular and pedestrian gates leading to the residents car park where there is an allocated space and communal bin stores.

LEASEHOLD

Lease is 999 years from 2006.

Service charge is currently £95 pcm.

No ground rent payable.



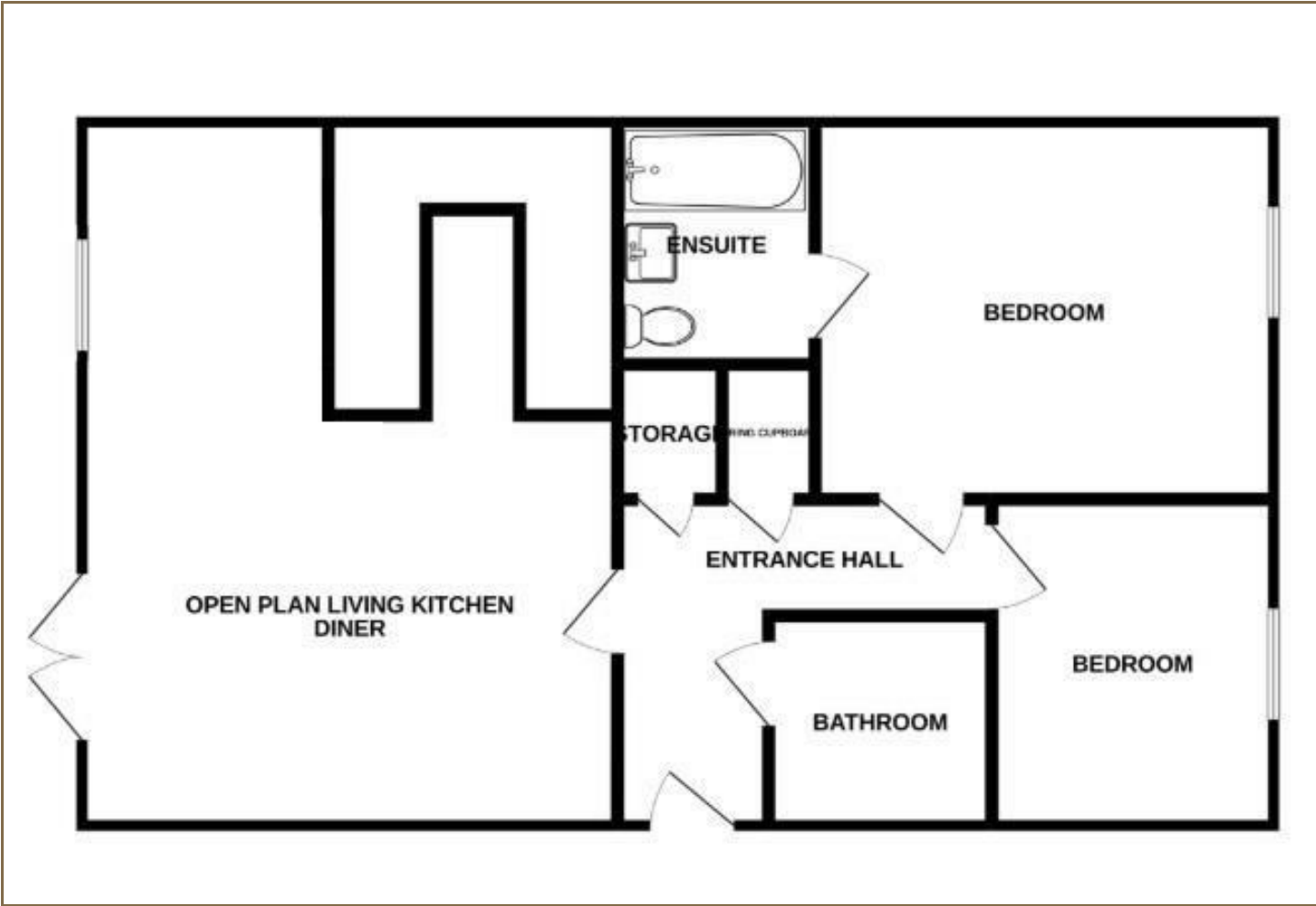




Road Map



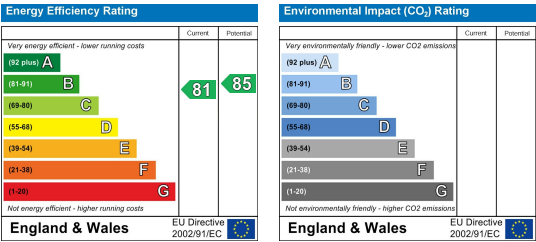
Floor Plan



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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