# Boxall Brown & Jones



# 31 Auriga Court, Derby, Derbyshire, DE1 3RH

£130,000









A top floor, two double bedroom, two bathroom, spacious apartment with superb open plan living dining kitchen and garage in the much favoured Chester Green area immediately adjoining the city centre No Chain.



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A top floor, two double bedroom, two bathroom, spacious apartment with superb open plan living dining kitchen in the much favoured Chester Green area immediately adjoining the city centre.

The principal bedroom has an en-suite whilst bedroom two has shared access to the main bathroom. An ideal set-up for two people buying together or for buy to let investors seeking professional sharers.

Residents are attracted to Chester Green due to its close proximity to the city centre, quick access to the riverside cycle path leading to Pride Park, Wyvern and Raynesway along with the splendid Darley Park, Darley playing fields and Chester Green itself.

#### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

Main front door, telephone intercom, radiator

## **OPEN PLAN LIVING DINING KITCHEN**

19'8 x 16'0 (5.99m x 4.88m)

A superb space having a corner sofa, dining table and chairs, storage and display units, Juliet style balcony, fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, electric oven, gas hob and extractor fan over, Integrated fridge,

freezer and dishwasher, stainless steel sink and drainer, inset ceiling downlighters and radiators

#### **UTILITY CUPBOARD**

Having an automatic washing machine and housing the boiler, also providing storage space

#### **BEDROOM ONE**

9'10 x 9'7 (3.00m x 2.92m)

A spacious double bedroom with double glazed window, twin built in wardrobes, radiator and private access into:

#### **LEASE DETAILS**

999 year lease in 2005 Managed By Dove Property Management Service charge is currently £468.67 for 6 months

#### **ENSUITE**

Double width shower cubicle, wash basin and WC, Velux window, extractor fan and radiator.

#### **BEDROOM TWO**

9'11 x 8'6 (3.02m x 2.59m)

A second generous double bedroom with double glazed window, radiator and access into the main bathroom (also accessed from the hallway.)

#### **BATHROOM**

8'6 x 6'1 (2.59m x 1.85m)

Bath with shower over, wash basin and WC neatly fitted into a storage unit, tiled floor, double glazed window and radiator.

#### **OUTSIDE**

Street parking requiring a residents permit available from the City Council. The apartment also comes with an integral garage providing secure parking/storage.

#### **PLEASE NOTE**

The marketing photographs shown were taken prior to the previous tenancy. The property is now vacant and offered for sale with no upward chain and immediate vacant possession.





#### **Road Map**



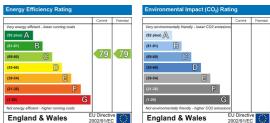
#### **Floor Plan**



### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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