



Cathedral View, Full Street, Derby, DE1 3AF

Asking Price £109,950

* Modern City Living * Landlord Investment Opportunity **

Offered for sale is this modern 1 bedroom 1st floor City Apartment.

Offering a superb mix of style, space & location, This property has a tenant in situ currently paying £775 pcm.

In brief the property comprises of Entrance hall, Open Plan Lounge Diner with balcony, Kitchen with fitted appliances, Master Double Bedroom and modern Fitted Bathroom.

Cathedral View is a bespoke development with well maintained communal areas.

Having secure intercom gates to the front, Spacious lifts and a pleasant City outlook.

Accessed via Full Street, Derby.

The Accommodation

Communal Hallway with the option of either Lift or stairs rising to this first floor apartment.

Hallway

Having door to the front, double store cupboards housing the hot water and heating supply system serviced by the communal boiler with independent meter reading, intercom for apartment access, wall mounted radiator.

Lounge Diner

5.89m x 3.38m (19'4 x 11'1)



Having French doors with balcony to the rear, radiator & TV point.

Kitchen

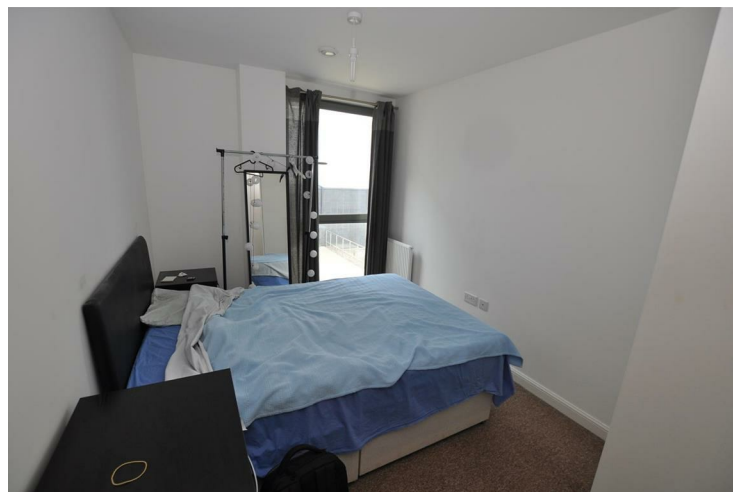
2.74m x 2.13m (9'0 x 7'0)



Fitted modern kitchen with cream gloss units, work top including sink/drain, Electric Oven, Hob and Extractor, Integrated Fridge Freezer. Plumbing is also in place for a dishwasher or washing machine.

Master Bedroom

3.91m x 2.49m (12'10 x 8'2)



Double bedroom with radiator and double wardrobe.

Bathroom

2.13m x 1.85m (7'0 x 6'1)



Fitted with a matching three piece white suite, comprising of bath with shower over, W.C, wash basin, with wall mounted radiator and extractor fan.

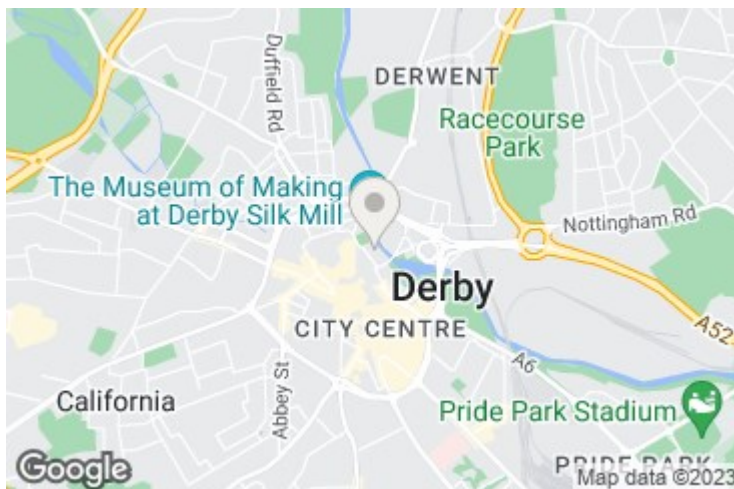
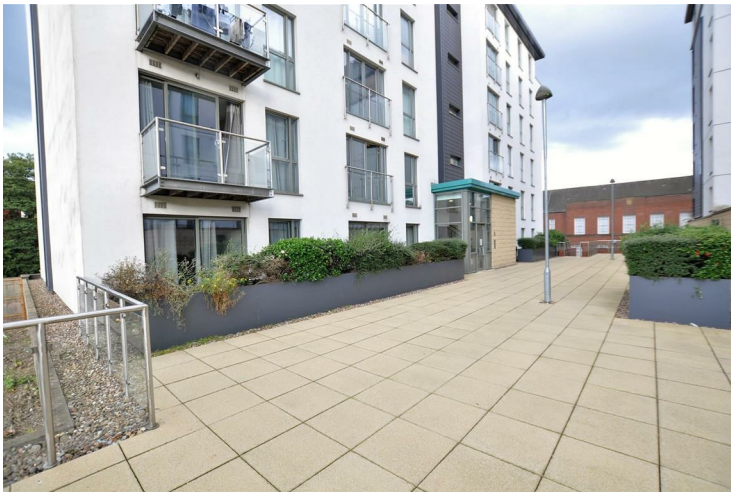
Leasehold



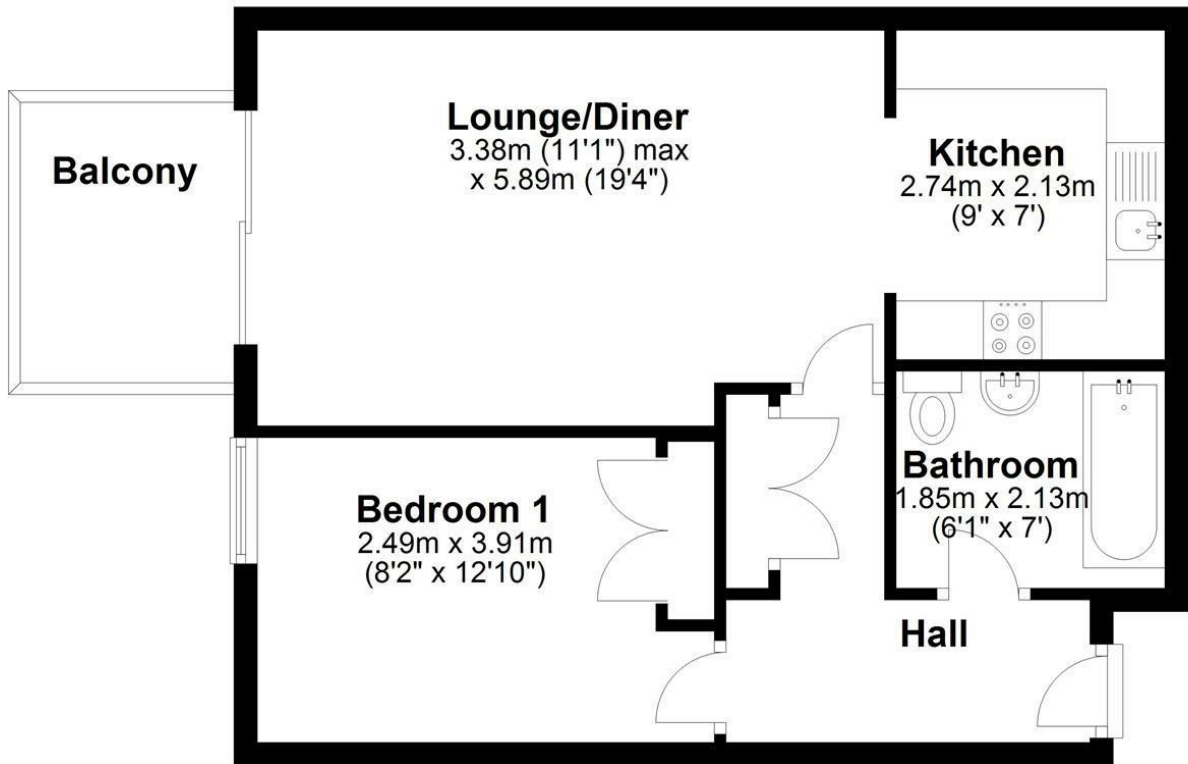
Ground Rent £250 annually and the service charge is approximately £3000 per annum subject and change and annual review. The lease has 142 years remaining at the time of writing this.

Being sold with a tenant in occupation, any intending buyer will either need to buy with a buy to let finance or cash purchase.

Draft details awaiting vendor approval and subject to change



Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band A Leasehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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