

18 Woodsford Drive, Derby, DE24 5AX

This well-presented modern THREE -bedroomed, top floor apartment is situated within the much favoured location of Boulton Moor. The property provides good access for all local amenities. The apartment is in immaculate condition and an internal inspection is highly recommended to appreciate the size and quality of accommodation on offer. Internally the apartment comprises of an entrance hallway, open-plan living/kitchen/diner, three bedrooms, and a stylish family bathroom. Externally the apartment has two allocated parking spaces.

Price Guide £130,000

18 Woodsford Drive

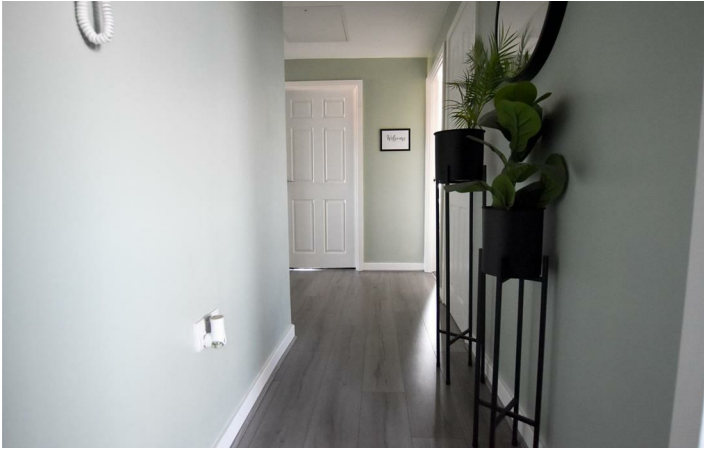
Boulton Moor, Derby, DE24 5AX



- THREE BEDROOM TOP FLOOR APARTMENT
- VIEWING ADVISED
- EPC RATING B
- GROUND RENT £150.00 P.A
- SOLD ON THE LOW COST AFFORDABLE DWELLING SCHEME
- TWO ALLOCATED PARKING SPACES
- COUNCIL BAND B
- POPULAR LOCATION
- LEASE REMAINING 989 YEARS
- SERVICE CHARGE £965.00 P.A

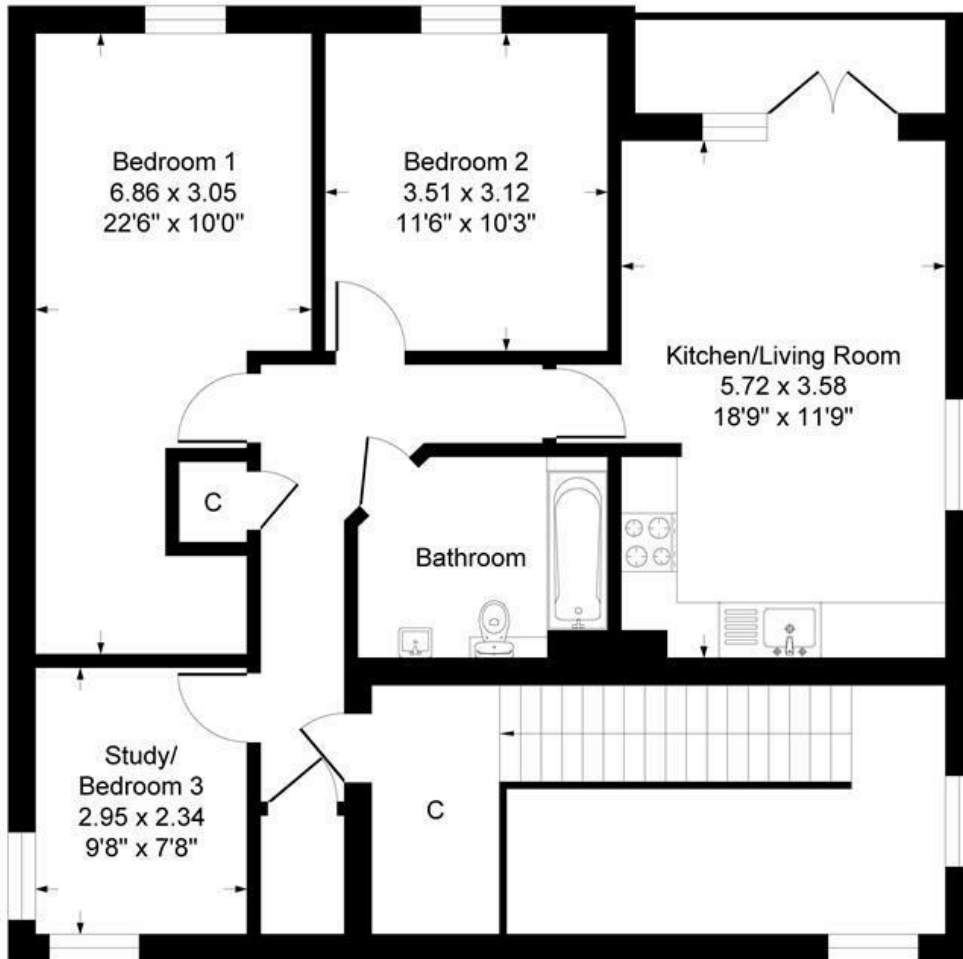


Directions



18 woodford Road DE24 5AX

Approximate Gross Internal Floor Area = 95.7 sq m / 1030 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		84	84				