

CURRAN BIRDS



Leaper Street, Derby,
DE1 3ND



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



IDEAL FIRST TIME BUY OR INVESTMENT - A most spacious two double bedroom and well presented second floor flat that has been upgraded with a superb breakfast kitchen with balcony. The property is positioned between the Kedleston Road and Ashbourne Road areas of Derby, just a short walk away from Derby City Centre and several Derby University Sites.

The property is accessed through a communal entrance with video intercom entry. There are stairs leading to the second floor of the building. The flat in brief comprises: entrance hallway, stylish lounge, contemporary breakfast kitchen with balcony, two double bedrooms and bathroom with white three piece suite.

Outside the property benefit from a communal parking area and communal gardens. The property also benefits from its own brick built store located on the ground floor off the communal entrance.





The Detail

The property is situated in this highly convenient City Centre location just a short walk away from several Derby University sites in this ever popular position between Kedleston Road and Ashbourne Road. The property would be ideally suited to a first time buyer, young professionals or investor. This flat has been well presented and offers spacious and well proportioned rooms with excellent storage.

The property is accessed through a communal entrance with video intercom entry. There are stairs leading to the second floor of the building and this gives access to the flat.

The flat has the benefit of uPVC double glazing and a combination boiler gas central heating system and in brief the accommodation comprises: spacious entrance hallway, stylish dual aspect lounge, quality contemporary breakfast kitchen with integrated appliances, solid wood block worksurfaces and breakfast bar and door leading to a balcony with elevated views over the communal gardens. The property also offers two generous double bedrooms and bathroom with white three piece suite.

Outside the property benefit from a communal parking area and communal gardens. The property also benefits from its own brick built store located on the ground floor off the communal entrance this measures 7'9" x 4'0" (2.38m x 1.23m)

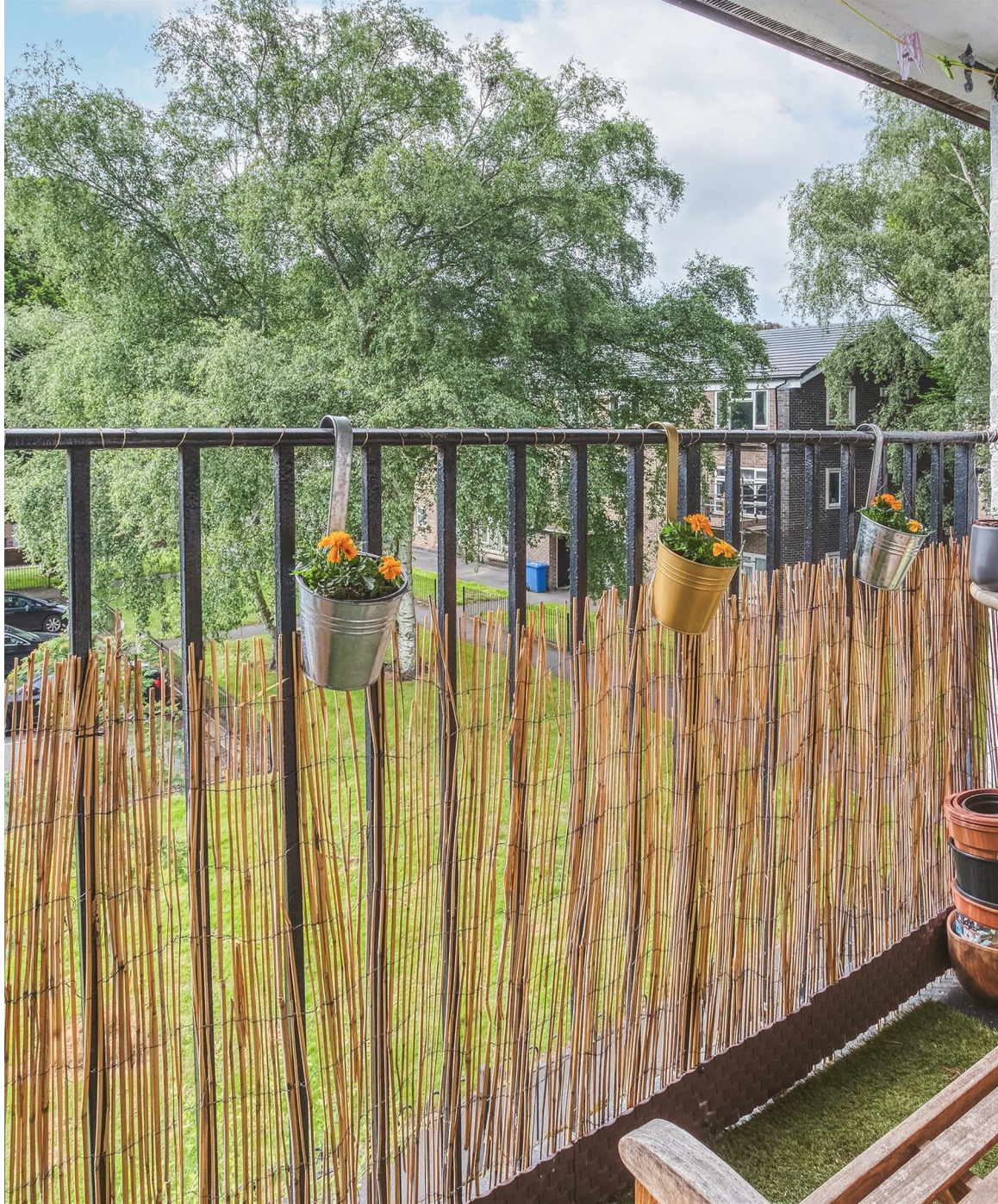
Leasehold Details

Lease has around 111 years remaining.

Service Charge is £80 per month paid to Derby Homes

Ground Rent - £30 per annum.







CURRAN BIRDS + CO

The Location

The property is located in this convenient location just a short walk away from the City Centre. The property is positioned between the popular Kedleston Road and Ashbourne Road and offers easy access to several Derby University Sites that are located just a short walk away

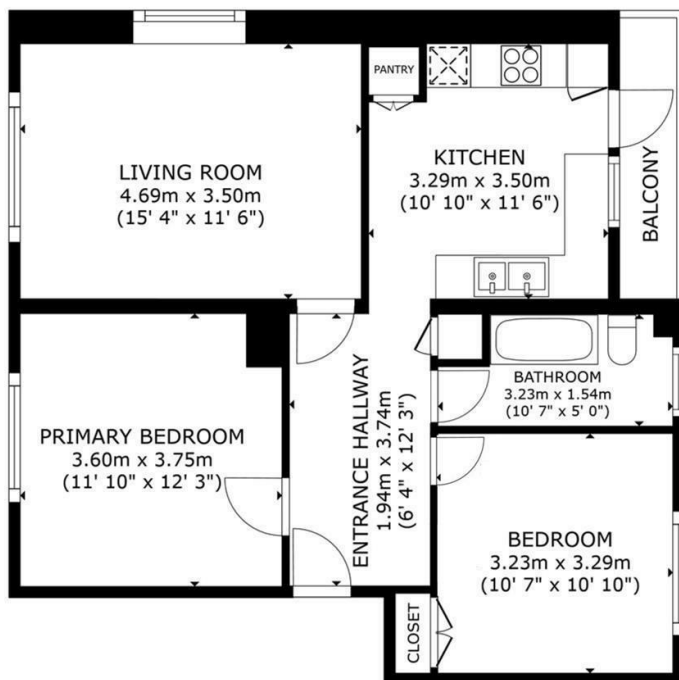
Derby City centre offers a full range of amenities including comprehensive shopping facilities along the Corn Market and the Derbion shopping centre with its major retail outlets and state of the art cinema.

The property is located within easy walking distance of Markeaton Park and the beautiful Darley Park and its riverside walks. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

The Cathedral Quarter also boasts a selection of up-market clothing outlets together with a selection of cafes bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

The property also offers easy access on the A6, A38, A50, A52 leading onto the M1 Motorway and access to East Midlands Airport.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 70.4 m² (758 sq.ft.)
 EXCLUDED AREAS : BALCONY 3.0 m² (33 sq.ft.)
 TOTAL : 70.4 m² (758 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Spacious, Improved & Well Presented Second Floor Flat
- Ideal First Time Buy or Investment
- Gas Central Heating & uPVC Double Glazing
- Spacious Entrance Hallway & Living Room
- Superb Contemporary Breakfast Kitchen & Balcony
- Two Generous Double Bedrooms & Bathroom
- Excellent Storage including a Brick Built Store
- Communal Gardens & Communal Car Park
- Short Walk to Derby City Centre and Excellent Amenities
- Close to Several Derby University Sites

Size

Approx 758.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

CURRAN BIRDS + CO



Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved