



The Engine House, 100 Bridge Street, Derby, DE1 3LF

Asking Price £220,000

- First Floor Maisonette
- Finished To A Very High Standard Throughout
- Two Double Bedrooms
- Handmade Fitted Dining Kitchen Having Integrated Appliances
- Ample Amounts Of Storage Throughout
- Grade II Listed
- EPC Rating B/Council Tax Band C
- Secure Gated Parking
- A Short Walk To The City Centre
- Fitted Sliding Door Wardrobes

100 Bridge Street, Derby DE1 3LF

A rare opportunity to purchase a stunning, recently refurbished to a very high standard, Grade 2 listed first floor Maisonette. Originally the Engine House, located in a quiet secure gated complex in Derby City Centre.



2



1



1



B

Council Tax Band: C



Situated within a convenient residential location having access to many local amenities such as shops, parks, bars and restaurants, walking distance to Derby City Centre, the Bus and Train Station whilst providing excellent road links to major motorways, particularly the M1 and A38.

A stunning large open plan bespoke dining kitchen handmade from tulip wood with integrated fridge freezer and dishwasher, Ferre range cooker and plumbing for a washing machine. Matching moveable breakfast bar centre island.

Lounge area with decorative panelled wall. Three secondary internal glazed windows allowing lots of light into this beautiful open plan area. Oak effect flooring. Matching storage cupboards providing further storage and housing the new Ideal combination boiler. Two large central heating radiators.

Entrance hallway with fitted sliding door wardrobes and storage cupboards for shoes and coats. Central heating radiator, secondary internal glazed window and laminate flooring. Two double bedrooms with central heating radiators and vaulted windows allowing in plenty of light.

A beautifully designed three piece bathroom suite having waterfall shower over bath. Underfloor heating, extractor fan, and ladder style heated towel rail.

Secure gated allocated parking.

Additional Information

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Broadband - <https://checker.ofcom.org.uk/>

Broadband Speed -

<https://checker.ofcom.org.uk/>

Phone Signal - <https://checker.ofcom.org.uk/>

Sewage - Mains Supply

Flood Risk - <https://check-long-term-flood-risk.service.gov.uk/risk>

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Council Tax Band Rating:

Derby City Council - Band C

EPC Rating - B

This information has been sourced from the DirectGov website. One Sales & Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

The vendor has advised the following:

Property Tenure is Leasehold

Agent Disclaimer:

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

Purchaser Information:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

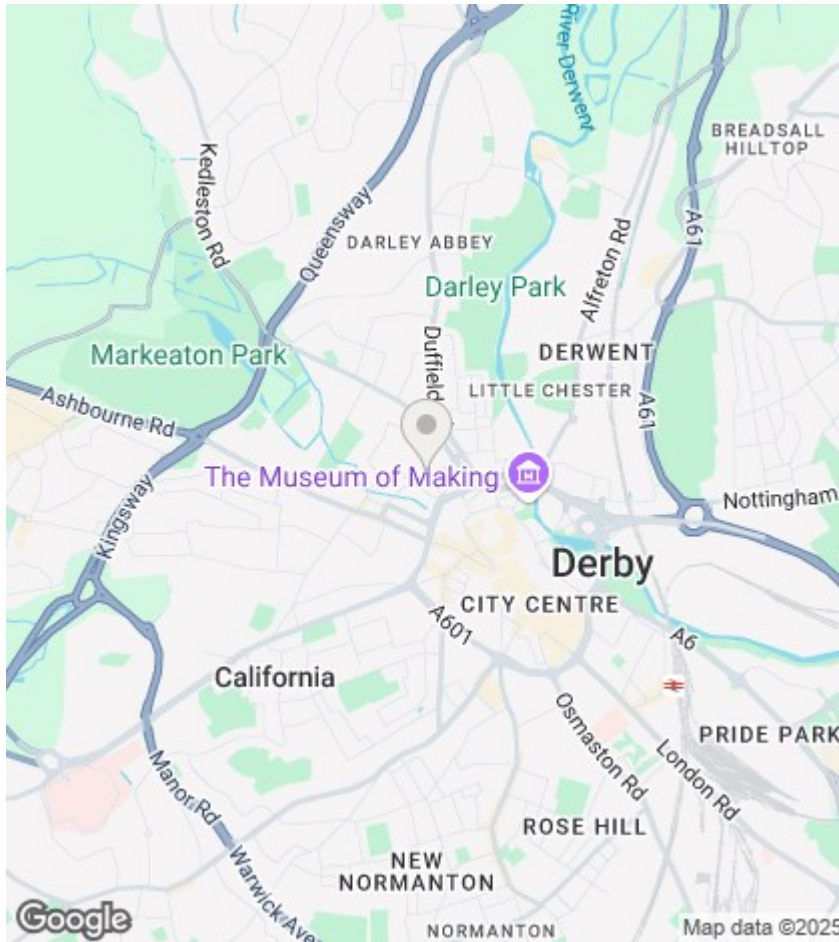
Third Party Referral Arrangements:

One Sales & Lettings have established

professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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		

Approx. 62.6 sq. metres (679.1 sq. feet)

