



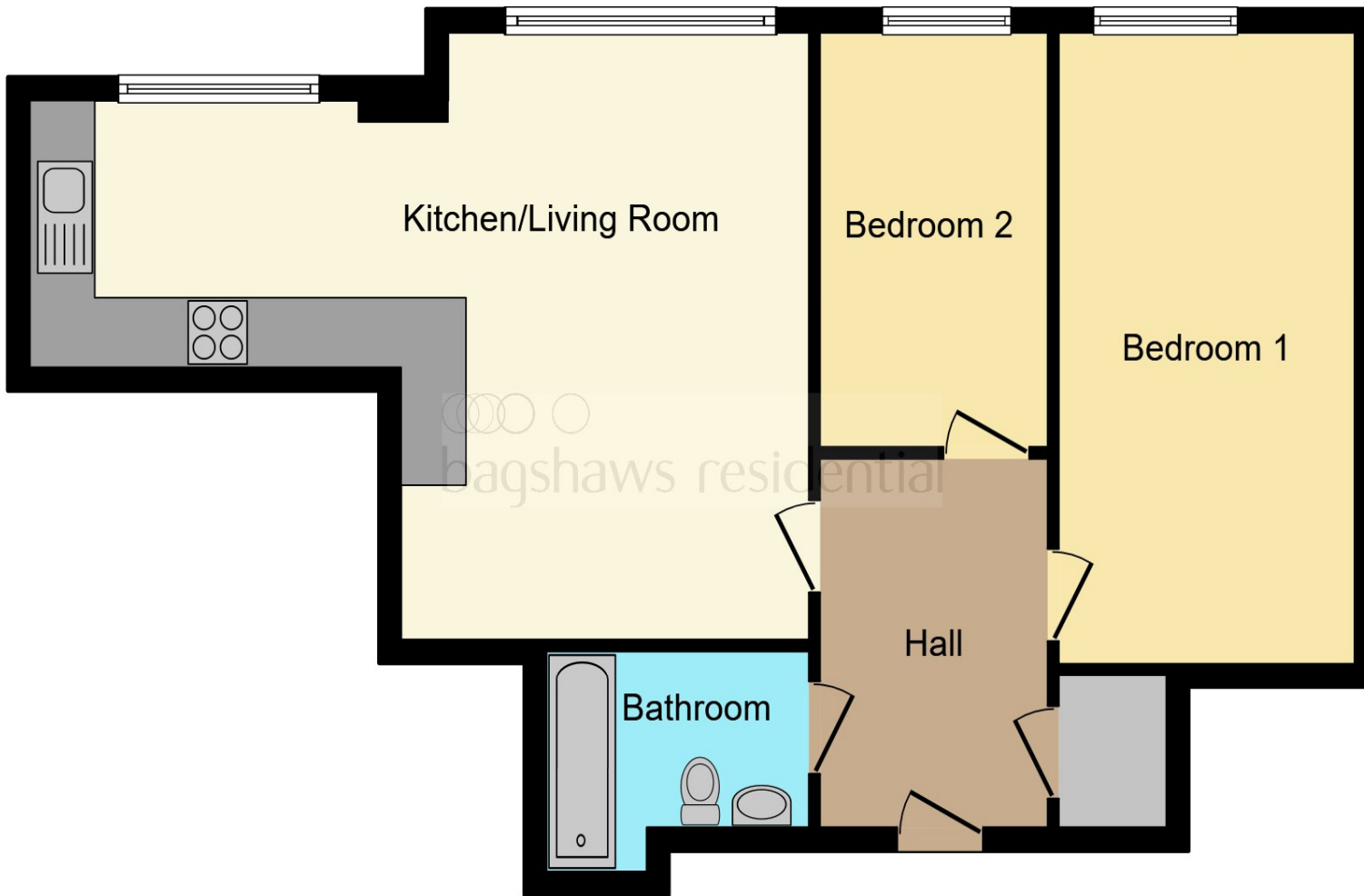
Rutland House Carrington Street, Derby DE1 2NH

welcome to

Rutland House Carrington Street, Derby

An opportunity to acquire this modern two bed apartment offered for sale on. Available on either a 50% shared ownership basis or on a 100%. This popular development is situated a short walking distance from Derby train station and is an ideal opportunity for the young couple or first time buyer.





Communal Hallway

Entrance Hallway

Lounge Area

17' 2" x 10' 8" (5.23m x 3.25m)

Kitchen Area

13' 4" x 6' 1" (4.06m x 1.85m)

Bedroom One

18' x 9' (5.49m x 2.74m)

Bedroom Two

11' 8" x 6' 11" (3.56m x 2.11m)

Bathroom

Outside

Purchaser Note Please Read

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Rutland House Carrington Street, Derby

- Available on either a 50% shared ownership basis or on a 100%
- Modern apartment
- Council Tax Band A
- No chain
- Gas central heating

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

An opportunity to acquire this modern two bedroomed apartment offered for sale on Available on either a 50% shared ownership basis or on a 100%. This popular development is situated a short walking distance from Derby train station and is an ideal opportunity for the young couple or first time buyer. The property has the benefit from gas central heating and double glazing and is offered for sale with no upward chain. In brief the accommodation comprises of entrance hallway, open plan kitchen/diner, two good sized bedrooms and modern family bathroom. There is also an allocated parking spot.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY118157](https://www.bagshawsresidential.co.uk/Property/DBY118157)



Property Ref:
DBY118157 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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