



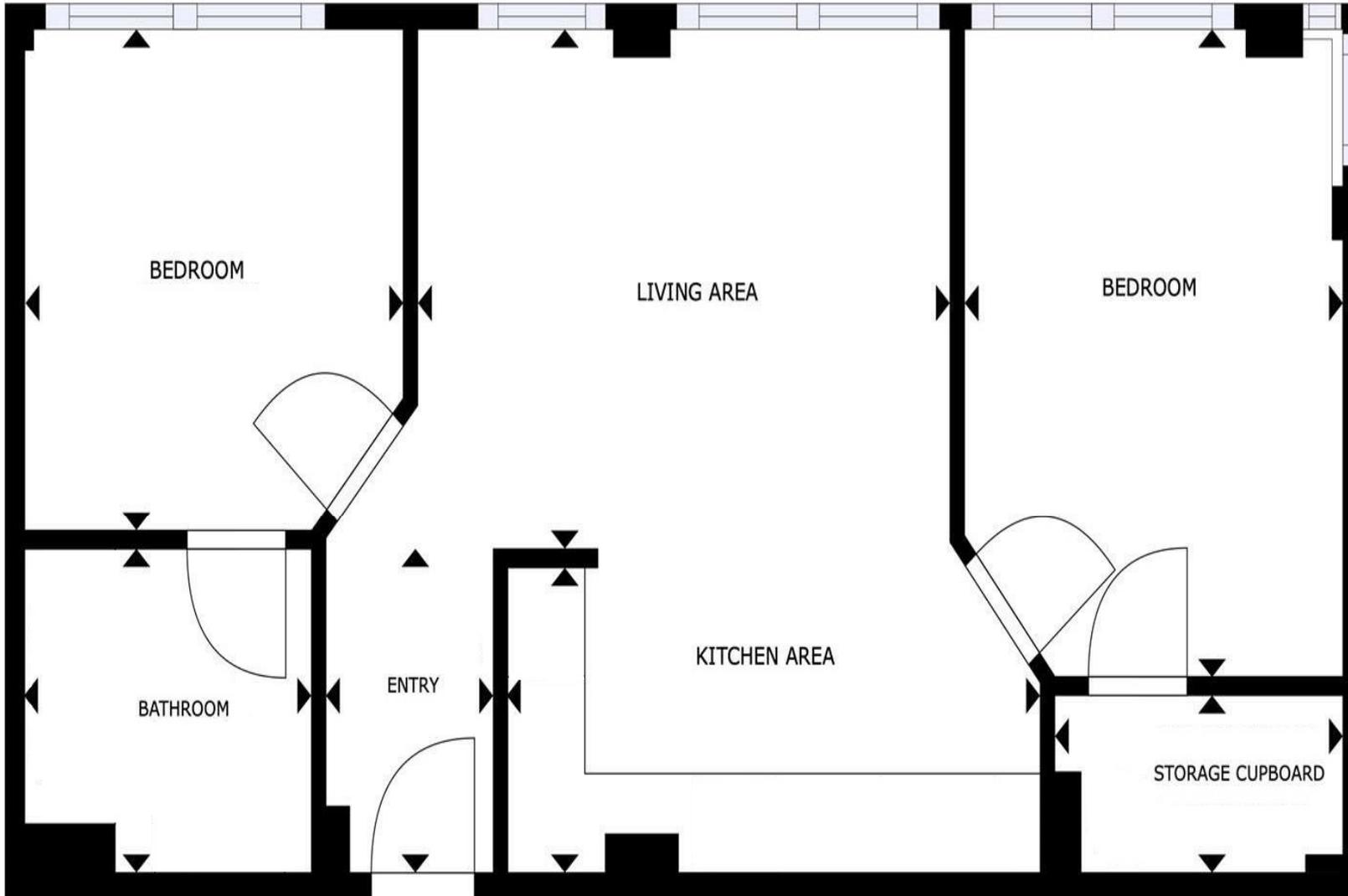
Prosperity House Gower Street, Derby DE1 1SB

welcome to

Prosperity House Gower Street, Derby

Offered for sale with no onward chain, with two double bedrooms and open-plan living. The location is excellent for access to the city centre amenities.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 608 sq. ft, 56 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Entrance Area

Living Area

14' 2" Widest x 10' 8" Widest (4.32m
 Widest x 3.25m Widest)

Kitchen Area

14' 2" Widest x 6' 3" Widest (4.32m
 Widest x 1.91m Widest)

Bedroom One

10' 1" Widest x 13' 4" Widest (3.07m
 Widest x 4.06m Widest)

Bedroom Two

10' 3" Widest x 10' 3" Widest (3.12m
 Widest x 3.12m Widest)

Bathroom

welcome to

Prosperity House Gower Street, Derby

- City Centre Apartment
- Two Bedrooms
- Open-Plan Living
- Upper Floor Flat with Lift Access
- No Onward Chain

Tenure: Leasehold EPC Rating: D

£85,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
DBY118896 - 0003



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