



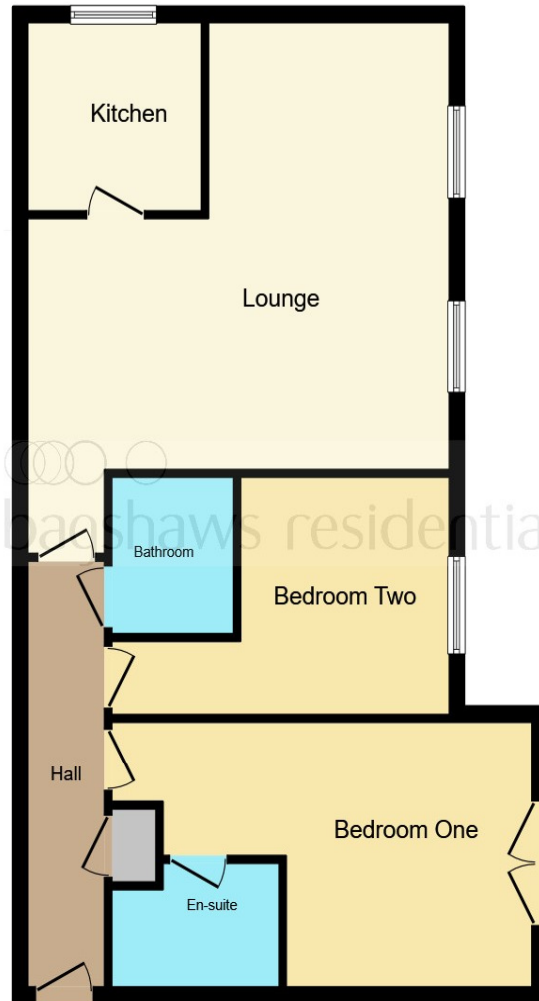
The Orchards Burton Road, DERBY DE23 6AY

welcome to

The Orchards Burton Road, DERBY

Conveniently nestled just minutes away from Derby's vibrant city centre is this two bedroom upper floor apartment. Its contemporary design and ample living space offer a luxurious retreat in the midst of city life





Entrance Hallway

Bedroom One

19' longest point x 11' 4" (5.79m longest point x 3.45m)

En Suite

Bedroom Two

15' 10" longest x 10' (4.83m longest x 3.05m)

Bathroom

Living Room

16' 2" longest point x 19' widest point (4.93m longest point x 5.79m widest point)

Kitchen

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Orchards Burton Road, DERBY

- Two Bedroom Upper Floor Apartment
- Close to Derby City Centre
- Kitchen With Integrated Appliances
- Gated Parking
- Council Tax Band C

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY116158



Property Ref:
DBY116158 - 0007

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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Bagshaws Residential are proud to present to you this stunning two bedroom upper floor apartment. Situated just moments from the city's vibrant hub, you'll enjoy effortless access to all the amenities and attractions that Derby has to offer.

In brief, this property comprises of; an open plan living and dining area that exudes comfort and style, two generously sized bedrooms with one indulging you with an ensuite bathroom for added privacy and convenience, a modern family bathroom, a kitchen which boasts an abundance of storage space and integrated appliances.

Externally, this property also has an allocated space within the communal, secure gated carpark. There are also maintained communal gardens.



bagshaws residential



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