

Park Gate Reginald Street, Derby DE23 8FQ

bagshaws residential

welcome to

Park Gate Reginald Street, Derby

This first floor apartment is being offered for sale with no onward chain and would make a great first time buyer or investment purchase. The property is within easy access of Derby City Centre and the wide range of shops, amenities and leisure facilities on offer.















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

Entrance Hallway

Kitchen Living Room

23' x 13' 4" (7.01m x 4.06m)

Bedroom One

11' x 11' 1" (3.35m x 3.38m)

Bedroom Two

11' x 7' 3" (3.35m x 2.21m)

Bathroom

welcome to

Park Gate Reginald Street, Derby

- First Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- No Onward Chain
- Close to Derby City Centre

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

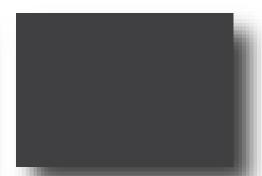
offers over

£100,000

This first floor apartment located in the sought after Park Gate development is being offered for sale with no onward chain and would make a great first home or investment purchase. In brief the living accommodation comprises communal entrance with lift and stairs to all floor, entrance hallway, open plan living kitchen, two bedrooms and bathroom. There is an allocated parking space within the secure gated car park.

Park Gate, Reginald Street is located within easy access of Derby City and the wide range of shops amenities and leisure facilities that are on offer. The train station, bus station and Derby University can be easily reached. There is swift access to major road networks including the A52, A38, A50 and M1 Motorway.









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY118912



Property Ref: DBY118912 - 0008 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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