



**Park Gate Reginald Street, Derby DE23 8FQ**



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**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.





### Entrance Hallway

### Kitchen Living Room

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

### Bedroom One

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

### Bedroom Two

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

### Bathroom

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](http://www.focalagent.com)

welcome to

## Park Gate Reginald Street, Derby

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

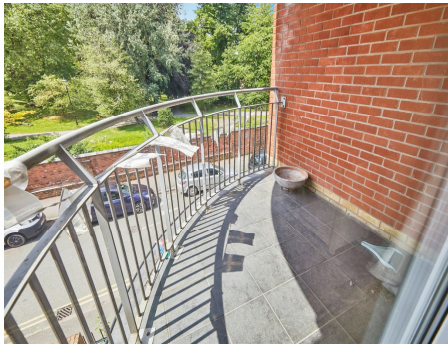
Tenure: Leasehold EPC Rating: C

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.

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119448 - 0008

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