

Melandra Court, Upper Boundary Road, Derby DE22 3RD

bagshaws residential

welcome to

Melandra Court, Upper Boundary Road, Derby

Situated in a great position for access to local conveniences is this spacious two bedroom apartment on the ground floor which would make a great first time buy or investment. With modern shower room, open plan kitchen living room and similar sized double bedrooms.















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 Hall

Cloakroom

Shower Room

Open Plan Kitchen Living Room

27' 6" x 13' 8" widest point (8.38m x 4.17m widest point)

Bedroom One

13' 6" x 6' 2" (4.11m x 1.88m)

Bedroom Two

13' 7" x 8' 5" (4.14m x 2.57m)

welcome to

Melandra Court, Upper Boundary Road, **Derby**

- Two Bedroom Ground Floor Apartment
- Open Plan Kitchen Living Room
- Modern Shower Room and Separate Toilet
- **Double Bedrooms**
- Council Tax Band A

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

£120,000

Situated in a great position for access to local conveniences such as bus routes into Derby City centre as well as having shops and local schooling nearby. This home offers a well-presented, spacious two bedroom apartment on the ground floor and would make a great first time buy or investment.

The property comprises in brief of an entrance hall with multiple storage cupboards off, modern shower room and separate toilet, two similarly sized bedrooms, modern kitchen with neutral units, double oven, hob and extractor hood over as well as space for free standing appliances, and finally is an open plan living room. Externally there is parking nearby.



offers in the region of





Map data ©2024 Please note the marker reflects the postcode not the actual property

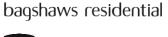




Property Ref: DBY119158 - 0002

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 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)

offer or contract. 3. The measurements indicated are supplied for quidance 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 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.





01332 361308

Crosby St

Arundel St



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.