



Melandra Court, Upper Boundary Road, Derby DE22 3RD

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.





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)

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

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: Awaiting

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.

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119158](https://www.bagshawsresidential.co.uk/Property/DBY119158)



Property Ref:
DBY119158 - 0002

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