



Millers Court Edward Street ,Derby, DE1 3BN

welcome to

Millers Court Edward Street, Derby

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS. Two-bedroom, top floor flat situated within a quaint courtyard located in Derby city centre.





Lounge

16' 5" x 9' 10" (5.00m x 3.00m)

Kitchen

9' 2" x 5' 7" (2.79m x 1.70m)

Bedroom One

9' 11" x 9' 5" (3.02m x 2.87m)

Bedroom Two

9' 6" x 8' 8" (2.90m x 2.64m)

Bathroom

Condition Of Sale

Health & Safety Advice

*** Guide And Reserve Prices**

Note

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

Millers Court Edward Street, Derby

- A two-bedroom, top floor flat, offered for sale with vacant possession
- City centre location
- 999 year lease from December 1983
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Tenure: Leasehold EPC Rating: D

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.

guide price

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY119645 - 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 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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AUCTION DATE: THURSDAY 12TH SEPTEMBER 2024

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on Wednesday 11th September 2024

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS THURSDAY 12th SEPTEMBER 2024 AT 9.00AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

This two-bedroom, top floor flat, is situated within a quaint courtyard located in Derby city centre and a short distance from shops, bars, restaurants and transport links. The property is being offered for sale with vacant possession and has operated as a good buy to let investment over the years for the current owner. There is on street permit parking available. Due to the location, Millers Court will continue to make a very good investment property, attracting tenants such as young professionals or students.

Not for marketing purposes INTERNAL USE ONLY



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