



**Etruria Gardens, Derby, DE1 3RL**



**welcome to**

**Etruria Gardens, Derby**

This two-bedroom, first floor flat is located within walking distance of Derby city centre in the popular area of Chester Green. With nearby road links including the A38 and A61 the property also benefits from nearby green spaces including the picturesque Darley Park.





### **Lounge**

16' 6" Max x 9' 10" Max ( 5.03m Max x 3.00m Max )

### **Kitchen**

8' Max x 8' 7" Max ( 2.44m Max x 2.62m Max )

### **Bedroom One**

12' 2" Max x 8' 3" Max ( 3.71m Max x 2.51m Max )

### **Bedroom Two**

8' 1" Max x 6' 9" Max ( 2.46m Max x 2.06m Max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Etruria Gardens, Derby

- First Floor Flat
- Two Bedrooms
- Off Road parking
- Walking Distance to the City Centre
- Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1767.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 75 years from 29 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

An ideal first home or rental opportunity, this two-bedroom, first floor flat is located within walking distance of Derby city centre in the popular area of Chester Green. With nearby road links including the A38 and A61 the property also benefits from nearby green spaces including the picturesque Darley Park, Parker's Piece and Chester Green itself.

In brief the property comprises of two bedrooms, a large Lounge with room for a dining area, Kitchen with ample counter space and a Bathroom with a three-piece suite and shower over the bath. Outside there is an allocated parking space providing off road parking.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121359 - 0003

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