



Grange Street, Derby



### Fixed price £90,000

- SOLD WITH NO UPWARD CHAIN
- TWO BEDROOMS
- CLOSE TO CITY CENTRE
- ALLOCATED PARKING
- OPEN PLAN LIVING
- IDEAL FOR FTB or INVESTORS
- LEASEHOLD
- EPC RATING C



Northwood are pleased to bring this Ground Floor, Two Bedroom Apartment to the market, offered for sale with NO UPWARD CHAIN. Centrally located providing easy access to the city centre and major road links.

In brief the property comprises: - Entrance Hallway, Family Bathroom, Open Plan Living Kitchen and Two Bedrooms. One allocated parking space to rear of building.

**Entrance Hallway 0.94m x 3.33m (3'1" x 10'11")**  
The Entrance Hall provides access into all rooms.

**Family Bathroom 2.56m x 1.38m (8'5" x 4'6")**  
Family bathroom fitted with three-piece suite comprising Vanity Sink, Low Level W/C and bath with shower over. Tiles to the floor and around wet areas.

**Bedroom One 2.62m x 3.66m (8'7" x 12'0")**  
A double room with carpet to the floor, radiator and uPVC double glazed window overlooking the front elevation.



### Bedroom Two 2.69m x 2.03m (8'10" x 6'8")

Single room with carpet to the floor, radiator and uPVC double glazed window overlooking the front elevation.

### Open Plan Living Kitchen 4.49m x 5.31m (14'8" x 17'5")

Spacious open plan room with 2 uPVC double glazed windows overlooking the side elevation and 1 uPVC double glazed window overlooking the front elevation. The living area has carpet to the floor and radiator.

The kitchen offers a range of wall and base units, with tile effect vinyl to the floor. Integrated oven, hob and extraction fan and tiles around work areas.

### Parking

The property comes with one allocated space to the rear of the building.

### Leasehold Information

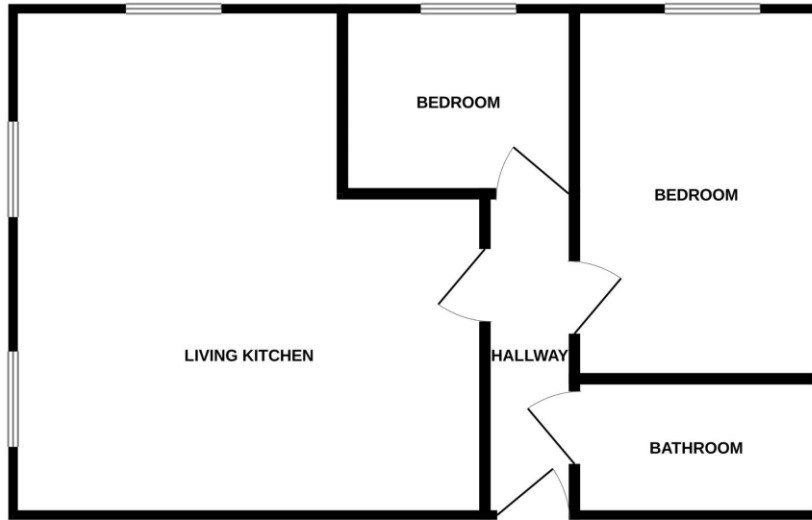
The current service charge per annum is £1,642.92 which is reviewed annually. The lease expires on 24.12.2131.

The annual ground rent is £25

### Disclaimer

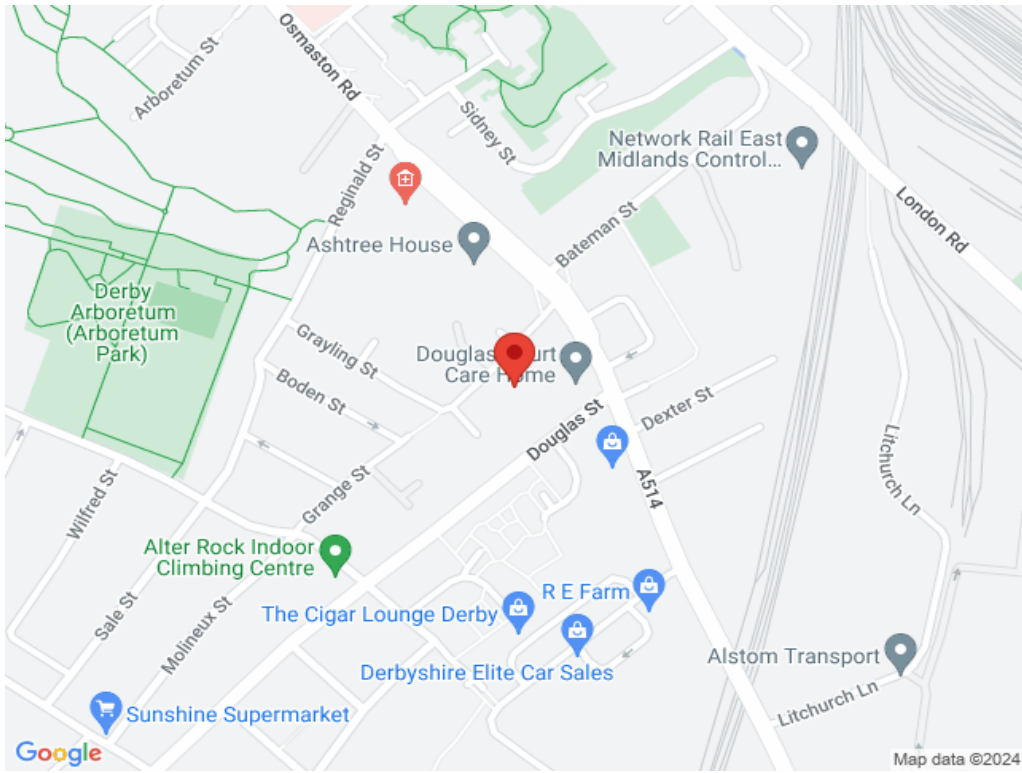
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GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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