



North Street, Derby

£120,000



## Key Features

- FIRST FLOOR APARTMENT
- 2 BATHROOMS
- SECURE OFF ROAD PARKING
- WALKING DISTANCE TO CITY CENTRE
- NO OWARD CHAIN
- VACANT POSSESSION
- EPC rating C

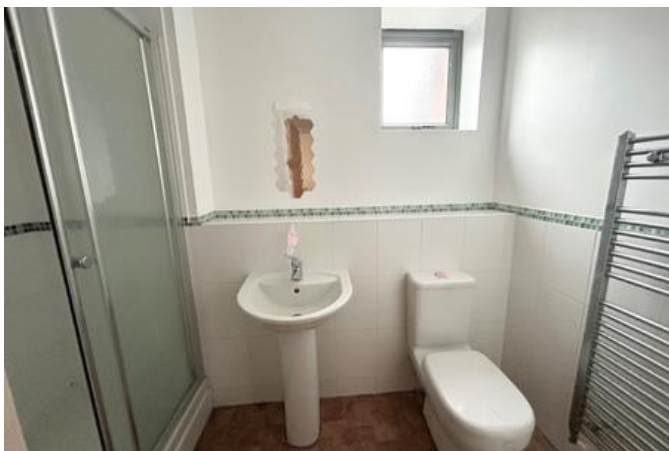




This modern and spacious first-floor apartment is ideally located within walking distance of Derby city centre, offering convenient access to shops, restaurants, and local amenities. Perfect for first-time buyers or investors, this property boasts no onward chain and is ready for immediate occupancy.

The apartment features two generously sized double bedrooms, with the main bedroom benefiting from a private ensuite bathroom. A well-appointed main bathroom serves the rest of the apartment, ensuring comfort and convenience. The large, open-plan kitchen and lounge area provides a bright and airy living space, ideal for both entertaining and relaxing.

An allocated parking space is included with the property, situated behind secure electric gates for added convenience and peace of mind. This property offers an excellent opportunity for those seeking a modern home with low maintenance, a prime location, and easy access to Derby's vibrant city life. Don't miss out - arrange a viewing today!



### Hallway

Accessed via door to the apartment (Block access via communal door to the front & rear of the apartment block) and has doors off to all rooms, storage cupboard and radiator

### Lounge / Kitchen

The kitchen area is fitted with a range of wall and base units with work surfaces over, integrated electric oven with electric hob and extractor over, integrated dishwasher, integrated washing machine/tumble dryer inset sink with drainer, integrated fridge freezer and window. The kitchen area has laminate effect flooring. Window to side elevation.

### Bedroom One

Double room having radiator and door to the en suite. Bedroom with windows two to the side elevation and one to front elevation.

### Ensuite

Three piece suite consisting of bath with shower over, low level W.C, basin and heated towel rail. Window to side elevation.

### Bedroom Two

Double room with radiator and one window to the rear elevation.

### Shower Room

Double walk in shower cubicle, low level W.C, basin and heated towel rail. Window to front elevation.

### External

The apartment can be accessed via electronic intercom from the front of the building The car park is accessed via private gates to side of the building with one



allocated parking space. The apartment can be accessed via the car park at the rear door.

### Lease Information

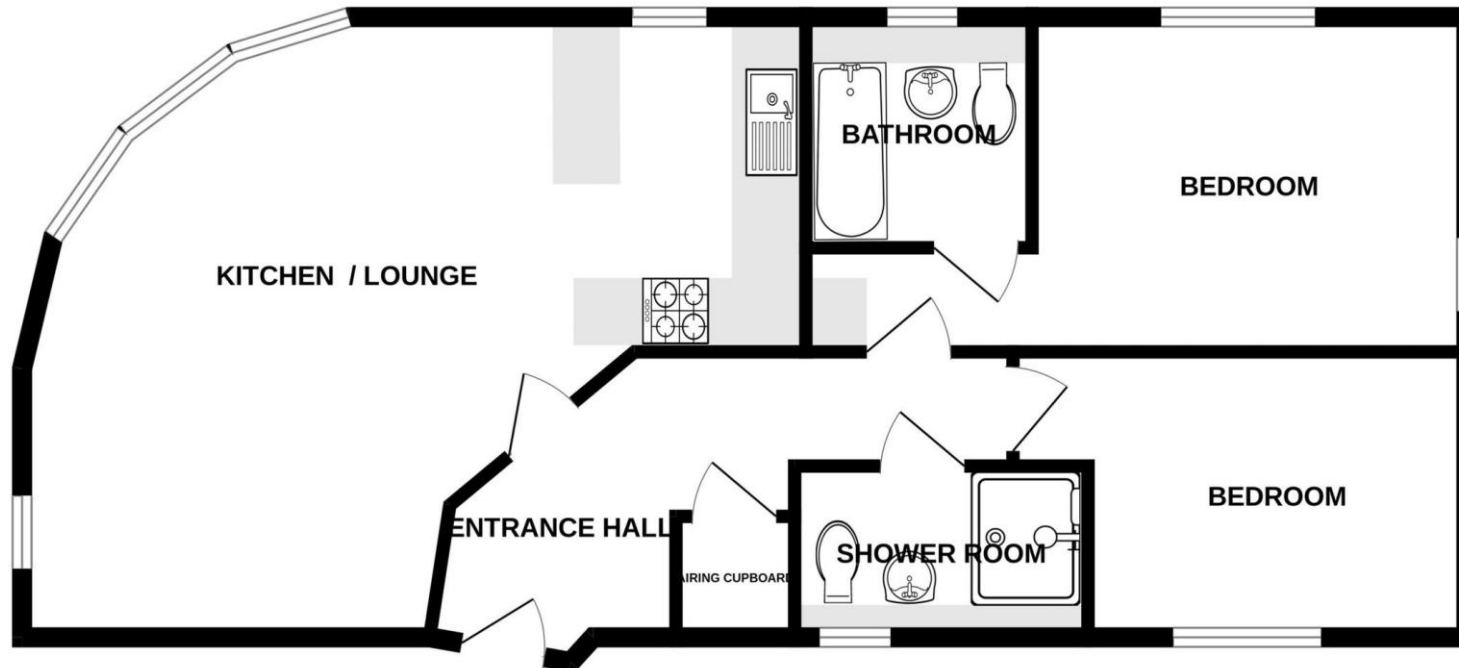
Lease start date 01/06/2006 with 982 years remaining. Service charge £1100 per annum.

### Disclaimer

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GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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