



Ashbourne Road, Derby

£199,950



Key Features

- Duplex Apartment
- 2 Double Bedrooms
- Original Features
- Secure Allocated Parking
- Large Lounge / Kitchen
- 2 Bathrooms
- EPC rating E
- Leasehold





Offered with no onward chain and vacant possession, this charming duplex apartment is situated within walking distance of Derby City Centre & Markeaton Park. Combining modern living with period character, the property also benefits from a secure allocated parking space and access to a beautifully maintained communal garden.



Upon entering the property via the ground floor, you are welcomed into a spacious entrance hall that provides access to a downstairs bedroom and a shower room, ideal for guests or flexible living arrangements.

Ascending to the first floor, you are greeted by a stunning large landing featuring a beautiful ceiling window, filling the space with natural light. From here, you can access the spacious lounge/kitchen area, perfect for entertaining or relaxing. The main bathroom and generous main bedroom, which includes fitted wardrobes for ample storage, are also accessed from the landing.

This unique duplex apartment is ideal for professionals, first-time buyers, or

investors seeking a property in a sought-after location, just moments away from Derby's amenities, transport links, and cultural attractions.

Entrance Hall 2.71m x 2.08m (8'11" x 6'10")

This bright and spacious entrance hall offers a welcoming first impression of the property. It features sleek, modern slate-effect tiled flooring, which is both stylish and practical. A large radiator ensures the space is warm and cosy, while neutral white walls and ample lighting create an airy and fresh feel.

The hallway connects seamlessly to the ground floor bedroom and shower room through a wooden door. A carpeted and LED lit staircase leads elegantly to the first floor, adding character and flow to the layout.

Additional features include a window with fitted blinds, allowing for privacy and natural light, and a secure front door with frosted glass panels. The overall neutral palette and clean design make this hallway the perfect blank canvas, ready for personalisation.

Ground Floor Inner Hallway 3.36m x 0.93m (11'0" x 3'1")

The inner hall provides access to the ground floor bedroom and the shower room. The hallway has original wooden windows, a neutral carpet and a wall mounted radiator.

Shower Room 1.93m x 2.75m (6'4" x 9'0")

The ground floor shower room is designed with practicality and style in mind. The room features a large corner shower enclosure with a sleek chrome frame, complemented by contemporary wall tiling with a





decorative border. The pedestal sink and toilet are neatly positioned to maximize the use of space.

The dark slate-effect tiled flooring provides a sophisticated contrast to the lighter wall tiles, creating a clean and timeless look. A radiator ensures the room remains warm and comfortable, while spotlights add bright and even illumination.

With its generous proportions and modern finishes, this shower room is ideal for guests or convenient everyday use.

Bedroom 2 3.25m x 3.89m (10'8" x 12'10")

The large ground floor bedroom benefits from a clean, neutral décor, creating a bright and versatile living space. The room features original windows fitted with blinds, allowing for plenty of natural light while maintaining privacy. Dual radiators ensure the room remains warm and comfortable year-round.

A key feature of this bedroom is the fitted mirrored wardrobes, which provide ample storage space and help reflect light to enhance the sense of space. The carpeted flooring adds comfort underfoot, and the layout offers excellent potential for a variety of bedroom or workspace configurations.



Landing 4.02m x 1.93m (13'2" x 6'4")

This landing boasts a striking feature skylight. The neutral décor and carpeting provide a warm and inviting atmosphere, complementing the classic white woodwork and clean lines.

The landing offers access to the upper-floor rooms and includes a radiator for comfort. Its generous size and layout create a practical and well-lit space with excellent potential for decorative touches.

Lounge 5.31m x 4.58m (17'5" x 15'0")

This vast and versatile room serves perfectly as both a lounge and dining area, offering generous proportions and a flexible layout to suit various needs. The original sash windows are a standout feature, flooding the space with natural light while adding character and charm. Fitted blinds provide privacy and complement the timeless appeal of the windows.

A modern, wall-mounted electric fire creates an attractive focal point, enhancing the cosy and inviting atmosphere. The neutral décor and carpeted flooring provide a blank canvas, ready for any buyer to add their own stamp.

The room's ample size allows for a comfortable seating area while still leaving space for a dining table, making it ideal for both relaxation and entertaining. Furniture could be included in the sale if requested, offering a move-in-ready solution for buyers.

Kitchen 3.15m x 3.28m (10'4" x 10'10")

This modern and well-equipped kitchen is both stylish and functional, featuring integrated appliances including a fridge freezer, electric oven, hob, and extractor fan. The contemporary design includes sleek white cabinetry, black countertops, and a matching black splashback for a clean, polished finish.

The layout offers excellent use of space, with ample work surfaces for food preparation and a breakfast bar area that provides additional seating and dining options. The freestanding washing machine and dryer are also present and could potentially be included as part of the sale, offering further convenience.

The room benefits from plenty of natural light through a sash window, while wood-effect flooring enhances the modern aesthetic. This kitchen combines practicality and style, making it a fantastic space for cooking, dining, and entertaining.

Bathroom 2.27m x 2.54m (7'5" x 8'4")

This modern and well-appointed bathroom offers a relaxing and practical space. The room features a white three-piece suite, including a bath with built-in jets for a luxurious spa-like experience, complemented by a glass shower screen and an overhead shower. Stylish wall tiling with a decorative border adds a contemporary finish.

A large sash window provides plenty of natural light, enhancing the airy feel of the space, while the tiled floor is both practical and easy to maintain. The cupboard houses an indirect unvented cylinder, offering efficient hot water storage.

The layout is functional and spacious, combining classic features with modern comforts, making this bathroom a standout feature of the property.

Inner Staircase to Main Bedroom 2.7m x 1.41m (8'11" x 4'7")

The inner staircase connects the main landing to the spacious main bedroom, offering a unique and private access point. The staircase is carpeted for comfort and features a convenient handrail for safety.

A well-proportioned storage cupboard is situated along the staircase, providing valuable space for household items. Additionally, there is loft access for further storage, adding to the practicality of this area.

Main Bedroom 3.95m x 4.14m (13'0" x 13'7")

This generously sized master bedroom offers a bright and spacious retreat, featuring two large original sash windows that flood the room with natural light while maintaining its period charm. The neutral décor and carpeted flooring create a calm and inviting atmosphere, ready for personal touches.

A standout feature of the room is the built-in sliding-door wardrobes, which provide extensive storage space with a modern, streamlined finish. The layout is versatile, offering ample room for both sleeping and additional furnishings.

Furniture could be included as part of the sale if desired, making this an ideal move-in-ready space. This bedroom perfectly combines comfort, practicality, and style, making it an appealing feature of the property.

Externally

The property benefits from a well-maintained communal garden, managed by the management company, featuring neat lawned areas, shrubs, and seating spaces. This provides a pleasant outdoor environment, perfect for relaxation or enjoying time outdoors.

There is a ramp providing easy access from the property to the allocated parking space, ensuring convenience for residents. The parking area is secure, well-kept, and situated close to the property entrance.

Lease Information

999 years from 1 June 2005. Lease end date will be 01/06/3004.

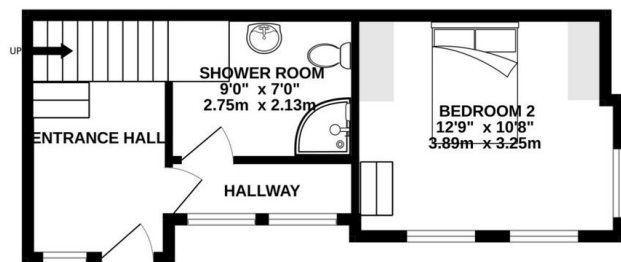
Ground Rent: No Ground Rent Payable

Service Charges £1368 Per Annum

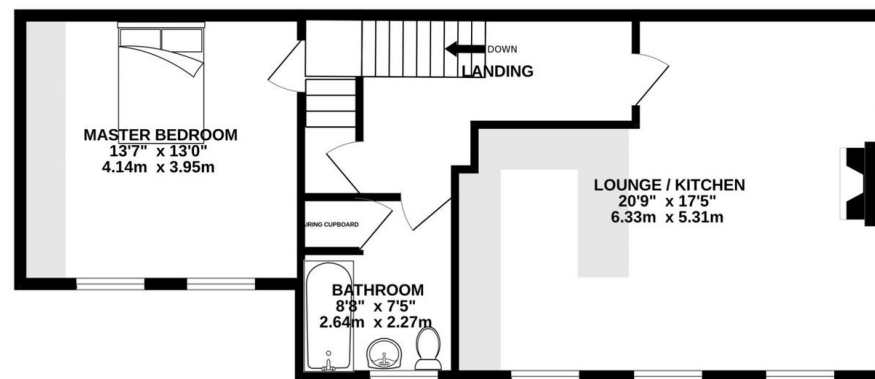
Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Belvoir nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance.

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



28 MELTON COURT, ASHBOURNE ROAD, DERBY, DE22 3BF

TOTAL FLOOR AREA : 963 sq.ft. (89.5 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.
Made with Metropix ©2024

