



## 36 St. Marys Court, Duke Street Derby, DE1 3DD £115,000

A DECEPTIVELY SPACIOUS, THREE-BEDROOMED, THREE-STOREY MAISONETTE, ideal for First Time Buyer(s) and Investor(s), enjoying a highly convenient location within minutes walking distance of Derby city centre and amenities. Available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, Private Entrance Porch, and Hall. FIRST FLOOR, landing, Lounge, Kitchen with integrated appliances, and Double Bedroom/Dining Room. SECOND FLOOR, landing, a further Two Double Bedrooms, and Bathroom. OUTSIDE, allocated car standing space, and communal gardens. EPC C (2022), COUNCIL TAX BAND B.

## 36 St. Marys Court, Duke Street, Derby, DE1 3DD

### THE PROPERTY

A deceptively spacious maisonette, arranged over three floors, having its own private entrance. This property lends itself as an ideal opportunity for the first time buyer(s) or investor(s), enjoying a convenient location close to the city centre and amenities. The property is in need of some refurbishment, but has the added advantage of being available with immediate vacant possession, making it ready for occupation, or providing the potential of three letting bedrooms. The accommodation comprises; private ground floor entrance and hall, with lounge, kitchen, dining room/bedroom, two bedrooms, bathroom, allocated car standing space, and the use of communal gardens.

### LOCATION

The property enjoys a highly convenient location, within minutes walking distance of Derby city centre and amenities. The River Derwent is also within walking distance, affording picturesque riverside walks and cycle routes to Darley Park, and Elvaston Castle. Ease of access is also afforded to the inner and outer ring road systems, and onwards to the A38, A52, and A50, for commuting throughout the region.

### DIRECTIONS

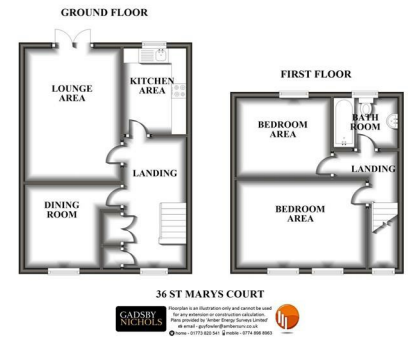
When leaving Derby city centre by vehicle, proceed along Mansfield Road from St. Alkmunds Way, turning immediately left and over the bridge, before turning right onto Duke Street, to find St. Marys Court on the left-hand side.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13294.

### ACCOMMODATION

Having the benefit of gas central heating, and double glazing, the detailed accommodation comprises: -



### GROUND FLOOR

#### Canopy Entrance Porch

Having private entrance door opening to the: -

#### Entrance Hall

Having stairs to the: -

### FIRST FLOOR

#### Landing

Having built-in double cupboard, built-in airing cupboard housing the hot water cylinder, double glazed window, and stairs to the second floor.

#### Lounge

4.50m x 3.25m (14'9" x 10'8")

Having wall-mounted gas fire (NOT TESTED), central heating radiator, and double glazed double French doors opening to the Juliet-style balcony.





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### Kitchen

2.92m x 2.31m (9'7" x 7'7")

Having white fitments comprising; one double corner base unit, three single base units, four single wall units, one single wall unit housing the Worcester gas-fired central heating boiler providing domestic hot water and central heating, together with wine rack, and drawers, together with integrated electric hob with extractor hood and light over, integrated electric oven, single-drainer sink unit, work surface areas with tiled splashbacks, central heating radiator, and double glazed window.



### Dining Room/Bedroom Three

2.84m x 2.59m plus (9'4" x 8'6" plus)

These measurements are 'plus door recess'.

Having double glazed window, and central heating radiator.



## SECOND FLOOR

### Landing

Having double glazed rooflight.

### Bedroom One

4.47m x 3.10m max (14'8" x 10'2" max)

These measurements are 'maximum into eaves'.

Having two Velux double glazed rooflights, and central heating radiator.



### Bedroom Two

3.33m x 2.67m (10'11" x 8'9")

Having double glazed window, and central heating radiator.



### Bathroom

2.01m x 1.70m max (6'7" x 5'7" max)

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with Mira shower unit over, together with tiled walls, Velux double glazed rooflight, and central heating radiator.



## OUTSIDE

### Parking

Allocated car standing space.

**Communal Areas**

Communal gardens.

**ADDITIONAL INFORMATION**

**TENURE**

We understand the property is held Leasehold, on a 999-year lease from 1st January 1989. We further understand that there is a current service charge of £230 (two hundred pounds) per quarter.

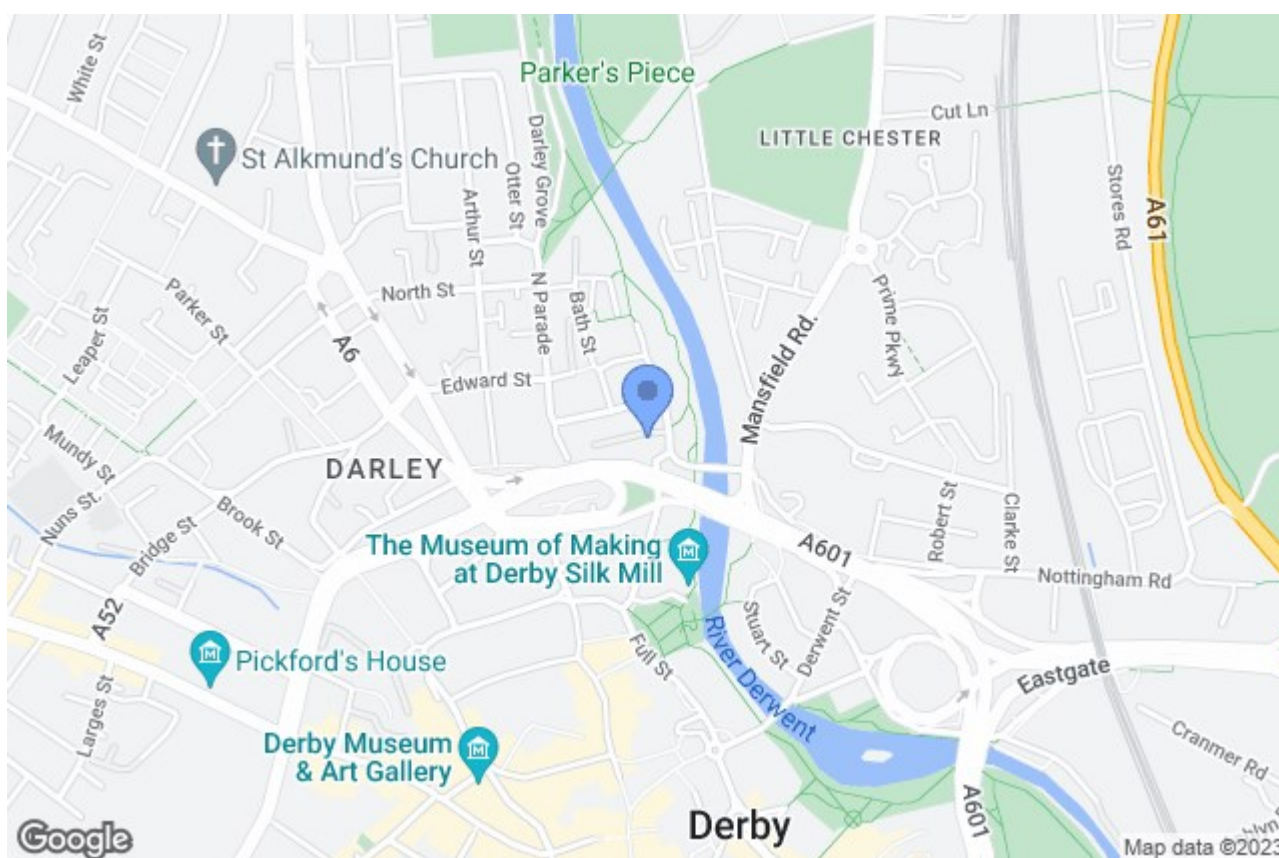
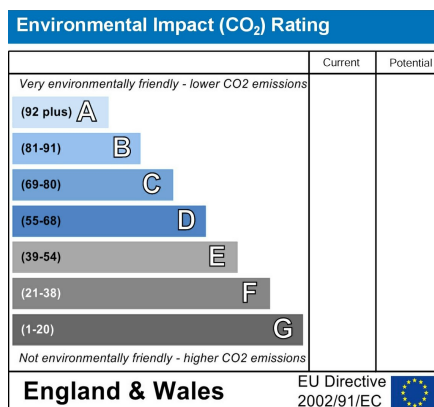
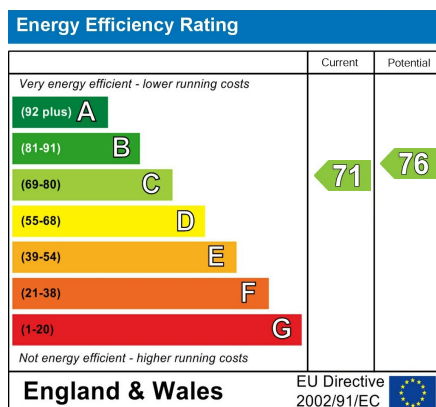
**COUNCIL TAX**

From enquiries of the VOA Website, we understand that the property currently falls within council tax band B, with Derby City Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

**DO YOU NEED A SURVEY?**

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

**REF: R13294**



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective purchaser.

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