



Apartment 30 Halycon 65-71 Ashbourne Road, Derby, DE22 3FS £110,000

An excellent opportunity for professional persons/investors to acquire this TWO-BEDROOMED, TOP-FLOOR PENTHOUSE APARTMENT, strategically located within walking distance of the city centre, and convenient for the Royal Derby Hospital, and Derby University. Available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises:-

GROUND FLOOR, security entrance to communal halls, stairs, and landings. APARTMENT, private entrance hall, open-plan living dining kitchen with fittings and integrated appliances, small balcony, two double bedrooms, and bathroom. OUTSIDE, allocated car standing. EPC B, Council Tax Band B.

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The Property

A third(top)-floor modern apartment, considered ideal for professional persons or investors, offering a well-appointed interior, and available with immediate vacant possession. The complex is accessed via security entrance gates to the ear car park, with security intercom phone to the main entrance, which leads to communal halls, stairs, and landings. The apartment comprises; private entrance hall, open-plan living dining kitchen, small balcony, two double bedrooms, bathroom, and allocated car standing space.



We understand that the property has been let in recent months at £750 (seven hundred and fifty pounds) per calendar month (pcm).

Location

The property enjoys a well-established and popular residential location fronting Ashbourne Road, within walking distance of the city centre and amenities, yet also highly convenient for the Royal Derby Hospital, Derby University, Markeaton Park, and the A52, A38 and A50 for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed west on Friar Gate continuing through the traffic lights into Ashbourne Road, before finding halycon on the left-hand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13443.

GROUND FLOOR

Communal Entrance

Accessed via the ground-floor security intercom system, to communal halls, stairs, and landings, providing access to the: -

THIRD FLOOR

Private Accommodation

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

Entrance Hall

Having front entrance door, intercom phone to the main ground floor entrance, central heating radiator, and built-in boiler cupboard housing the wall-mounted gas-fired central heating boiler providing domestic hot water and central heating.

Living Dining Kitchen

4.88m x 4.27m max (16'0" x 14'0" max)

Measurements are 'maximum into eaves'.

Comprising: -

Kitchen Area

Having fitments comprising; two single base units, drawers, one single wall unit, and one double wall unit, together with integrated electric hob with canopy over incorporating extractor hood and light, integrated electric oven, stainless steel sink unit with single drainer, and work surface areas.



Living Dining Area

Having two central heating radiators, and double glazed sliding patio doors opening to the: -



Balcony

Small balcony area, with dwarf brick wall and railing.

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Bedroom One

3.12m x 2.84m max (10'3" x 9'4" max)

Measurements are 'maximum into eaves'.

Having Velux double glazed rooflight, and central heating radiator.



Bedroom Two

3.10m x 2.41m max (10'2" x 7'11" max)

Measurements are 'maximum into eaves'.

Having Velux double glazed rooflight, and central heating radiator.



Bathroom

Having white sanitary ware comprising; P-shaped bath with shower mixer taps and curved shower screen, low-level WC, and pedestal wash hand basin, together with heated chrome towel rail, and ceiling extractor fan.



OUTSIDE

Parking

The apartment benefits from an allocated car standing space.

ADDITIONAL INFORMATION

Tenure

We understand the property is held Leasehold on a 200-year lease from 1st January 2006.

We further understand that the current service charge is £1,300 per annum, and the ground rent is £107 per annum.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

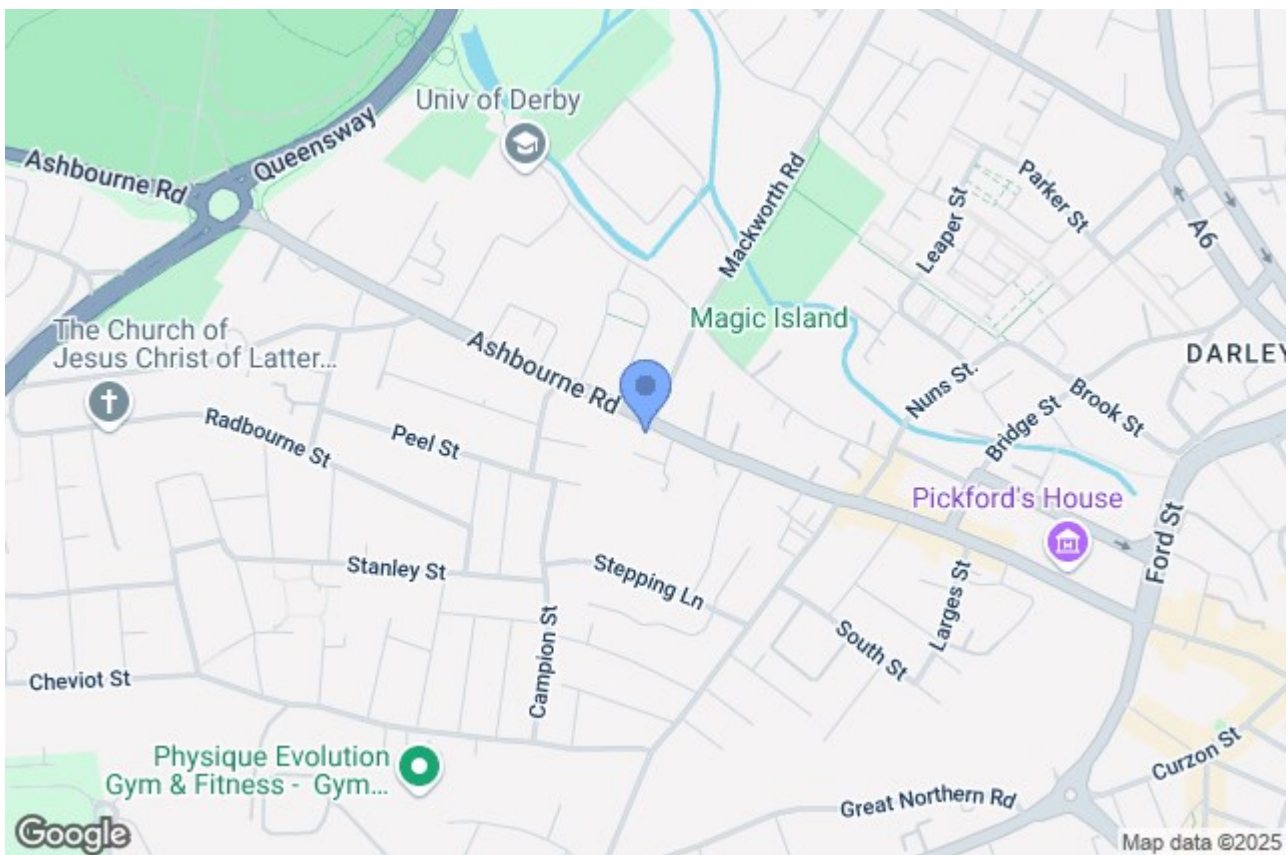
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13443

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 accepted for any errors or omissions.



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