



Rose Close, Chellaston, Derby, DE73 5XP  
£149,500  
Leasehold

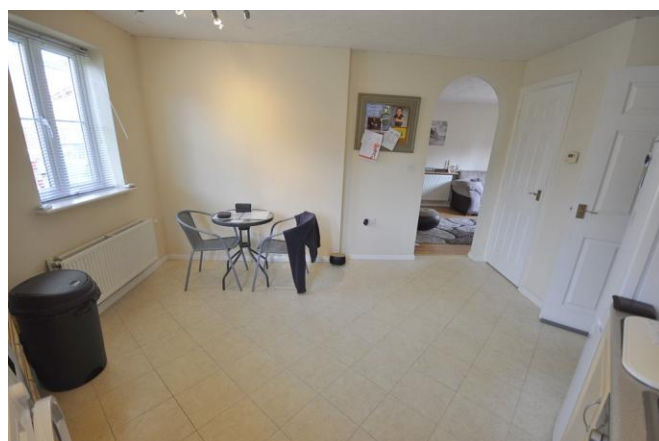


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Chellaston  
Derby  
DE73 5XP  
£149,500  
Leasehold

\*Ground floor maisonette with private south facing garden\* Acquire Sales and Lettings are pleased to present this wonderfully presented, two bedroomed, maisonette that is delightfully situated on a quiet cul de sac in Chellaston. With no upward chain and comprising of entrance hallway with access to two double bedrooms, three piece family bathroom and kitchen/diner leading into living room with patio doors to garden. Externally, there is a parking space to the front and private garden to the rear. The property benefits from upvc double glazing and gas central heating.



**ENTRANCE HALL**

Wooden laminate to floor and gas central heated radiator. Access to two double bedrooms, bathroom and kitchen/diner.

**KITCHEN/DINER**

Vinyl laminate tiles to floor, gas central heated radiator and two upvc double glazed windows to front elevation. Full range of modern wall and base units with electric oven and gas hob with extractor over. Space for washing machine, fridge/freezer and good size dining table. Storage cupboard.

**LIVING ROOM**

14' 9" x 10' 5" (4.507m x 3.185m) Wooden laminate to floor, gas central heated radiator and upvc double glazed patio doors leading to private garden.

**BEDROOM 1**

12' 1" x 9' 7" (3.706m x 2.934m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

**BEDROOM 2**

9' 0" x 9' 7" (2.754m x 2.943m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

**BATHROOM**

8' 7" x 5' 10" (2.635m x 1.782m) Tiles to floor, gas central heated towel rail and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

**SOUTH FACING PRIVATE GARDEN**

To the rear of the property is a low maintenance garden with space for shed and external access through side gate and patio doors. To the front of the property is parking.

**LEASE**

999 year lease from December 2002.  
Service charge £1,700 per annum.  
Ground rent £62.50 per annum.

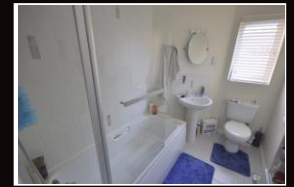
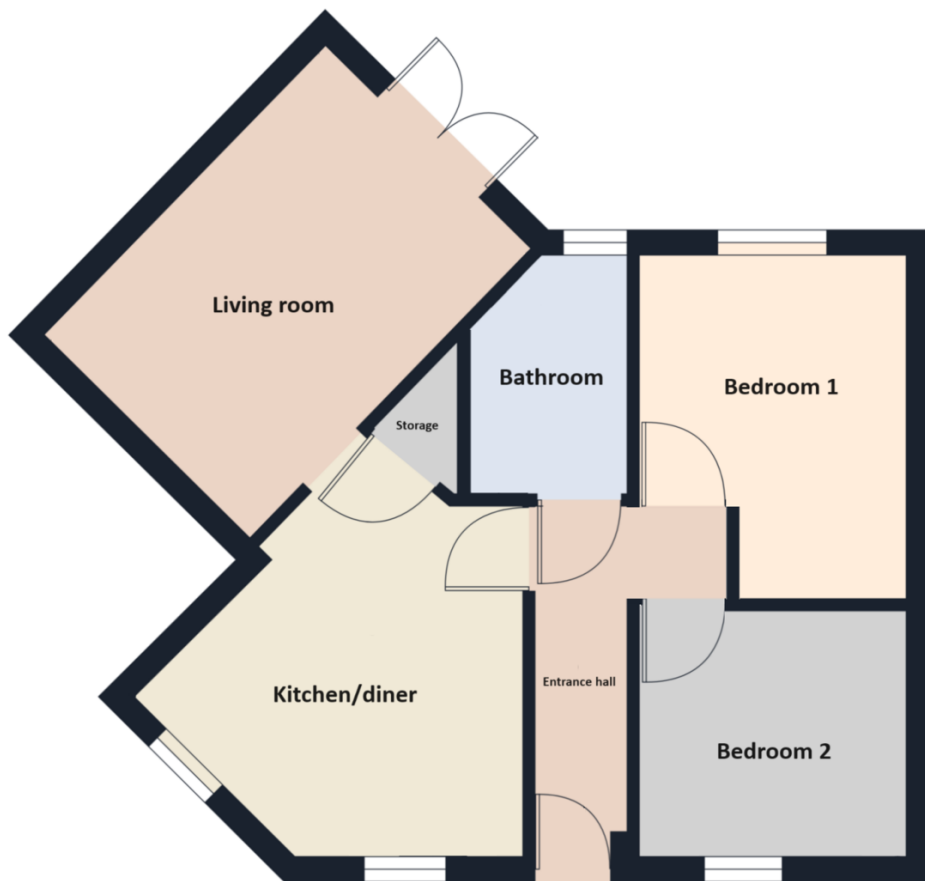
**DISCLAIMER**

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		



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**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.