



Nottingham Road,  
Spondon, Derby  
DE21 7NP

**£175,000 Leasehold**

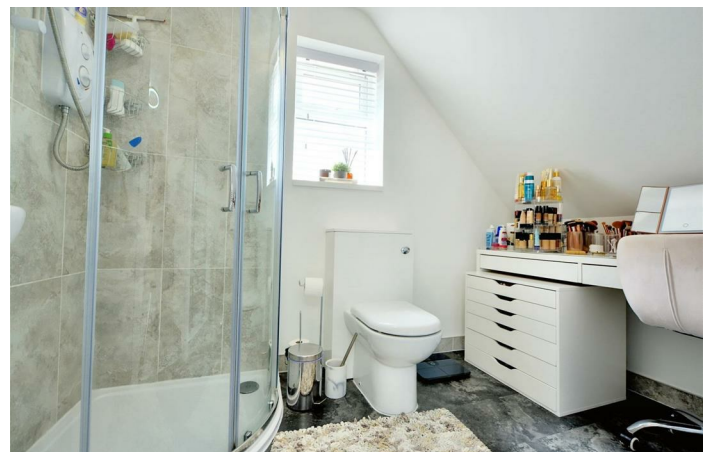




A TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT, FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to offer to the market this modern and stylish two-bedroom first-floor duplex apartment, built in 2021. The main level features an open-plan lounge kitchen with windows to the front and rear of the property offering a bright and contemporary living space perfect for entertaining. Also on this floor, you'll find a spacious bedroom and a well-appointed three piece bathroom. Ascending the stairs, you are greeted by a small landing with cupboards before entering the master bedroom, which boasts an en suite bathroom and a luxurious walk-in wardrobe, providing ample storage and a touch of elegance. Additional features include allocated parking, secure gated access, and a telecom service for added security and convenience. This property perfectly combines modern living with comfort and peace of mind. Don't miss the opportunity to make this exceptional apartment your new home. The property is in an idyllic spot for anyone looking to commute via the M1 or A52 to Nottingham or Derby.

Set in a sought after location, this duplex apartment really needs to be viewed to be appreciated. Internal accommodation briefly comprises of a hallway, lounge kitchen, bedroom and bathroom to the main level with stairs leading to the upper level where the master bedroom is situated boasting both an en suite shower room and a walk in wardrobe.





Entrance through a communal door to the first floor.

#### Entrance Hall

Door to the front, laminate flooring, stairs to the first floor, radiator, spotlights to the ceiling, double glazed window to the rear and telecom entry system.

#### Bedroom 2

11'11" x 10' approx (3.63m x 3.05m approx)  
Double glazed window to the front and a radiator.

#### Bathroom

Double glazed window to the rear, laminate flooring, low flush w.c. pedestal wash hand basin, panelled bath with a wall mounted shower over, part tiled walls, extractor fan, built-in airing/storage cupboard housing the boiler.

#### Living/Dining Kitchen

##### Lounge

15'8" x 11' approx (4.78m x 3.35m approx)  
Double glazed windows to the front and rear, laminate flooring, TV point and a radiator.

##### Kitchen

10' x 6' approx (3.05m x 1.83m approx)  
Double glazed window to the front, matching wall and base units with work surface over, inset sink and drainer, four ring induction hob, integrated electric oven, overhead extractor, space for a dishwasher and fridge freezer.

##### First Floor Landing

With storage cupboards and door to:

##### Bedroom 1

15'6" x 12'7" approx (4.72m x 3.84m approx)  
Three Velux windows to the front, loft access, walk-in wardrobe and a radiator.

##### En-Suite

Double glazed window to the rear, single shower cubicle, pedestal wash hand basin, low flush w.c., shaver point, chrome heated towel rail.

##### Outside

Secure gated allocated parking.

#### Agents Notes

The property is leasehold with a 150 year lease which commenced 1.1.18.

Ground rent and service charge of £657.48 p.a.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road and the property can be found on the left as identified by our for sale board.

8110AMCO

#### Council Tax

Derby Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 54mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

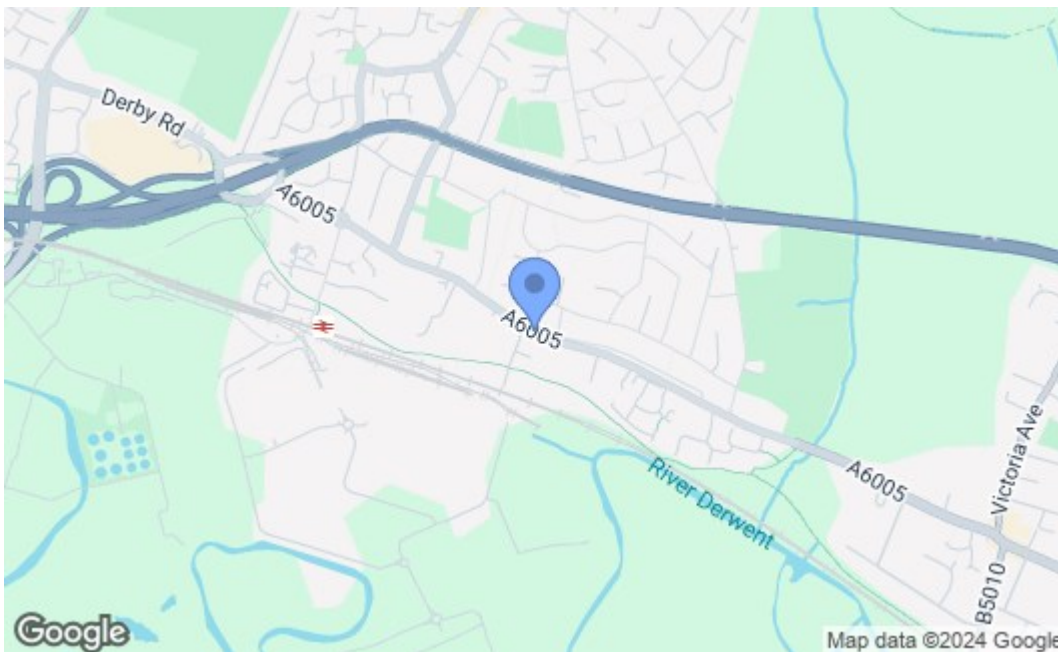
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.