



## 2 Bed Apartment

Flat 11, 112, Rutland House Carrington Street, Derby, DE1 2NH

Asking Price £140,000 Leasehold

Approx 656.00 sq ft



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- Intercom System & Lift
- Close to Derby Train Station
- Secure Residents' Allocated Parking
- Second Floor
- EPC Rating B
- Council Tax Band A
- Chain free

Get ready to fall in love with this fabulous second-floor two-bedroom apartment, perfectly situated for quick trips to the City Centre and Derby Train Station! This place is bursting with style and space, featuring a roomy reception hall and a spacious open-plan living, dining, and kitchen area with integrated appliances and lovely views. You have to see it to believe how awesome it is!

With double glazing and central heating, here's what you get: a welcoming entrance hall with chic laminate flooring and ample built-in storage, a huge lounge/dining/kitchen space with plenty of cabinets and charming corner windows that overlook lush greenery. The master bedroom is a dream, the second bedroom is equally spacious, and the modern bathroom is top-notch with stylish tiled flooring.

Nestled among historic buildings, this property also boasts a secure parking spot in the residents' car park. Just a short stroll from the train station and city centre, this gem is a must-see!

No onward chain

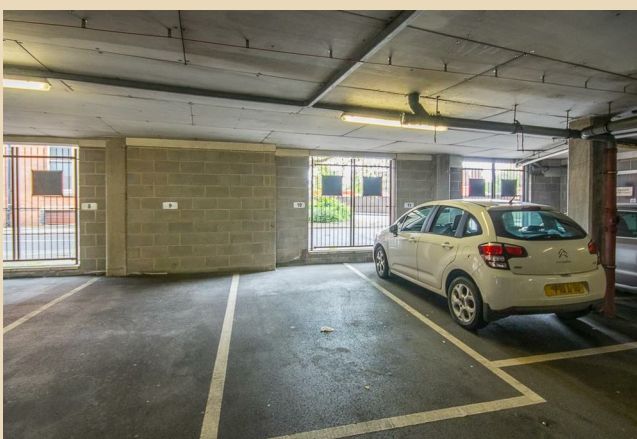
Leasehold Information:

- 108 Years remaining
- Ground Rent £0
- Annual Service Charge £1540.92

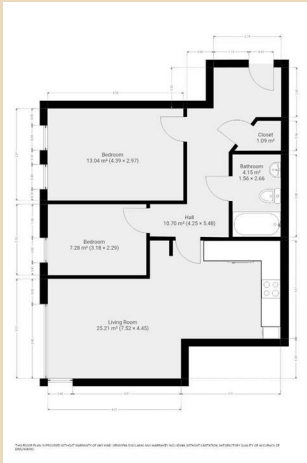
This building is affected by the Building Safety Act 2022

Lenders letter confirming no service charge is payable by the future leaseholder under the lease in respect of a relevant measure relating to a known relevant defect (as per the Building Safety Act 2022)





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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